



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
March 20, 2025**

The Planning Department of Park City, Utah, will hold a public hearing in person at the Marsac Municipal Building, Planning Department Conference Room, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

Zoom Link: <https://us02web.zoom.us/j/88167820277>

1. CONTINUATION

- 1.A. **2346 Park Avenue – Administrative Permit** – The Applicant Proposes the Installation of a New Wall Around the Existing Swimming Pool, a Pergola, a Fireplace, and Raising the Vestibule on the Front Facade, Located in the Residential Development - Medium Density Zoning District, Sensitive Land Overlay, and Frontage Protection Zone. PL-25-06426.
(A) Public Hearing; (B) Continuation to April 3, 2025
- 1.B. **64 Chambers Avenue – Historic District Design Review** – The Applicant Proposes to Construct a Rear Addition to a Landmark Historic Structure in the Historic Residential - 1 Zoning District. PL-24-06360.
(A) Public Hearing; (B) Continued to April 3, 2025

2. REGULAR AGENDA

- 2.A. **1273 and 1275 Sullivan Road – Historic District Design Review** – The Applicant Proposes Constructing a Second Story Addition on Top of an Existing Structure in the Historic Residential Medium Density Zoning District. PL 24-06206.
(A) Public Hearing; (B) Action
- 2.B. **91 King Road – Historic District Design Review** – The Applicant Propose to Construct a New Single Family Dwelling in the Historic Residential - Low Zoning District. PL-24-06328
(A) Public Hearing; (B) Action
- 2.C. **199 Heber Avenue – Administrative Conditional Use Permit** – The Applicant Proposes Outdoor Dining on an Existing Deck in the Historic Recreation Commercial Zoning District. PL-25-06442.
(A) Public Hearing; (B) Action

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

Planning Department Staff Report



Subject: 2346 Park Avenue
Application: PL-25-06426
Authors: Jaron Ehlers, Planner I
Date: March 20, 2025
Type of Item: Administrative Permit

Recommendation

(I) Review the proposed modification to an Administrative Permit for a Minor Remodel in the Frontage Protection Zone, (II) conduct a public hearing, and (III) continue the public hearing and application to April 4, 2025.

Description

Applicant: Michael Eager
Marc Inlay, Applicant Representative

Location: 2346 Park Avenue

Zoning District: Residential Development – Medium Density
Frontage Protection Zone

Adjacent Land Uses: Commercial and Residential

Reason for Review: Minor Remodels in the Frontage Protection Zone Requires an Administrative Permit¹.

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website on March 10, 2025. Staff will mail courtesy notice to adjacent property owners and post notice to the property in advance of the April 4, 2025, meeting.²

Public Input

Staff did not receive any public input at the time this report was published.

¹ LMC [§ 15-2.20-4\(C\)](#)

² LMC [§ 15-1-21](#)

Planning Department Staff Report



Subject: 64 Chambers Avenue
Application: PL-24-06360
Author: Lillian Zollinger, Planner III
Date: March 20, 2025
Type of Item: Historic District Design Review

Recommendation

(I) Review the proposal to construct an addition to the rear of a Landmark Historic Structure, (II) conduct a public hearing, and (III) consider continuing the Historic District Design Review to April 3, 2025.

Description

Applicant: Katilyn Murphy
Curtis Wagner
Jonathan DeGray, Applicant Representative

Location: 64 Chambers Avenue
A Landmark Historic Site

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential

Reason for Review: The Planning Director reviews and takes Final Action on Historic District Design Reviews.¹

HPB Historic Preservation Board
HDDR Historic District Design Review
HR-1 Historic Residential - 1
LMC Land Management Code
SFD Single Family Dwelling

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Summary

The Applicant requests additional time to complete modifications to the plans.

¹ LMC [§ 15-1-8](#)

Planning Department Staff Report



Subject: Alpine Retreat @ Park City Condominiums
1273 & 1275 Sullivan Road
Application: PL-24-06206
Author: Meredith Covey, Planner I
Date: March 20, 2025
Type of Item: Historic District Design Review

Recommendation

(I) Review the Historic District Design Review (HDDR) for 1273 & 1275 Sullivan Road, (II) conduct a public hearing, and (III) consider approving the HDDR based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Lisa Mitnacht
Applicant Representative, Trudy Cook

Location: Alpine Retreat @ Park City Condominiums
1273 Sullivan Road (Unit 6)
1275 Sullivan Road (Unit 5)

Zoning District: Historic Residential – Medium Density

Adjacent Land Uses: Urban Park Zone, Residential, Recreation Commercial

Reason for Review: Planning Staff reviews and takes Final Action on Historic District Design Reviews.¹

HDR Historic District Review
HDDR Historic District Design Review
HRM Historic Residential Medium Density
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Summary

The Applicant proposes to construct a second-story addition on top of an existing Structure in the Historic Residential Medium Density (HRM) Zoning District.

¹ LMC [§ 15-11-12](#)



Figure 1: Drawing of the proposed addition when viewed from Sullivan Road highlighted in red.

Background

Alpine Retreat @ Park City is a six-unit condominium project located in the HRM Zoning District with units that range in size from 441 square feet to 1,945 square feet. Unit 5 (1275 Sullivan Road) and Unit 6 (1273 Sullivan Road) are part of the same Structure, a Duplex Dwelling that later became part of the Alpine Retreat @ Park City Condominium, and are both owned by the Applicant.



Figure 12: Aerial view of the Alpine Retreat @ Park City Subdivision with Park Avenue along the top and Sullivan Road along the bottom



Figure 23: Unit 6 (existing one-story) is on the left. Unit 5 (existing two-story) is on the right.

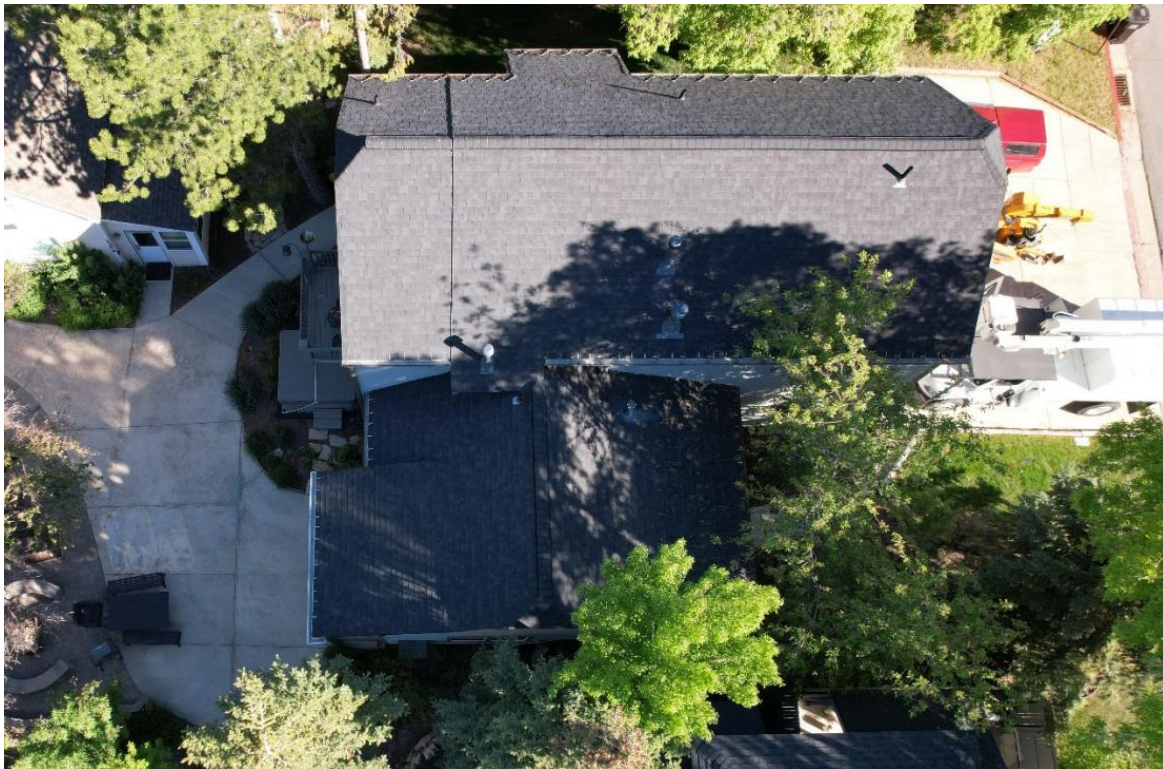


Figure 34: Aerial view of Unit 6 and Unit 5 with Sullivan Road to the right.

- Expand the upper level of Unit 5 by constructing an addition above existing single-story Unit 6.
- Add 441 square feet of Private Ownership to the upper level of Unit 5.



The approved plat has not yet been recorded with Summit County, and must be recorded with Summit County by October 9, 2025, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director. The Applicant will be required to record the plat prior to Building Permit submittal.

"The Applicant must record an Encroachment Agreement with the Engineering Department to satisfy the required parking requirements for the Structure. There shall be a requirement in the Encroachment Agreement that if the Encroachment Agreement is revoked the Applicant shall construct a parking pad to satisfy the parking requirements for the site."

On January 22, 2025, the Applicant submitted a Historic District Design Review (HDDR) to the Planning Department to construct the addition.

Analysis

(I) The proposal, as conditioned, complies with LMC Chapter 15-2.4 the *Historic Residential Medium Density Zoning District* requirements.

Duplexes within the HRM Zoning District must meet the following Lot and Site requirements:²

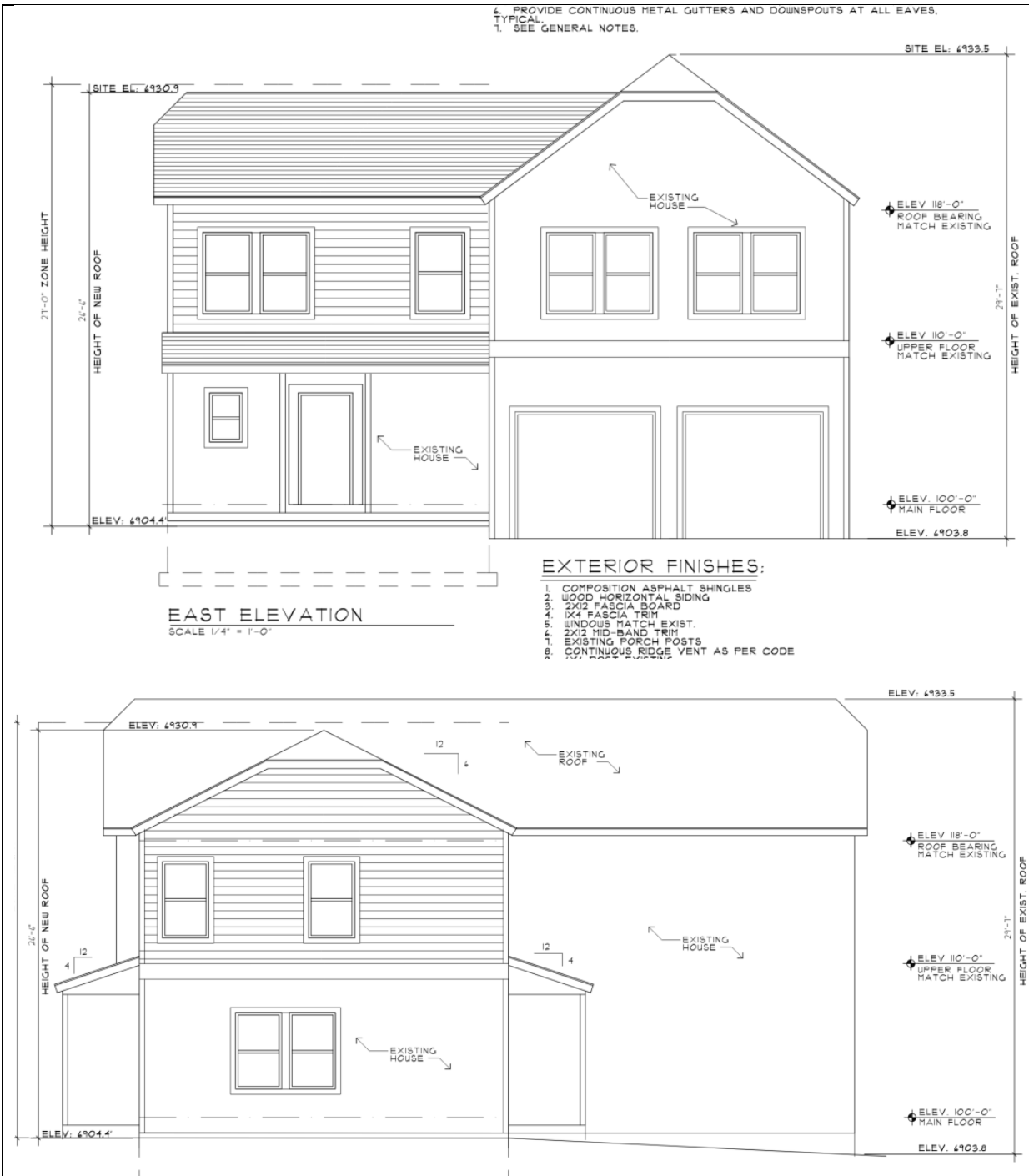
Requirement	Analysis of Proposal
Setbacks: Front- 15 Feet Rear- 10 Feet Side- 5 Feet	Complies: The setbacks of the existing Structure, as indicated on the original plat to the closest property lines are: Front – 15' 8 ½" Rear – 71' 8 ¼" Side – 30' 9 ¼" and 88' 4 ¼" The proposed addition does not increase the building footprint of the existing Structure as illustrated on the proposed plans (Exhibit B – Proposed Plans).
Building Height: 27' from Existing Grade	Non-Complying: The existing Building Height of Unit 5 is 29.7 feet from Existing Grade. On March 22, 2000, Park City issued a Building Permit (B99-04877) for the Structure with a height of 29.7 feet (Exhibit D – Approved Building Permit, 2000). At the time of approval 1273 and 1275 Sullivan Road were in the Historic Residential-1 (HR-1) Zoning District which had a maximum height of 27 feet from Existing Grade (Exhibit E – Interim Land Management Code HR-1 Zoning District , 1999). The proposed enlargement of the Structure (Unit 5 expansion) will not create a new Non-Compliance, nor will it increase the Non-Compliance of the Structure. The increase in Building Height above Unit 6 to extend the square footage of Unit 5 complies with the 27-foot maximum height from Existing Grade pursuant to LMC § 15-2.4-5 HRM Building Height . The proposed addition increases the height of the portion of the Structure above existing Unit 6 from 18.6 feet to 26.5 feet above

² LMC [§ 15-2.14-3](#)

	Existing Grade. On October 9, 2024, the Planning Commission approved the proposed plat with the elevations showing the proposed addition 26.5 feet above Existing Grade.
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Proposed elevations per the proposed plans (Exhibit B – Proposed Plans):





(II) The proposal, as conditioned, complies with LMC Chapter 15-3 *Off-Street Parking*.

There are two potential parking calculations – one through the Use of the Structure as a Duplex, and one through the Use of the Structure as a Condominium. Pursuant to LMC § [15-3-6](#) the Use requiring the higher number of parking spaces governs.

Duplex Parking Requirements – LMC § [15-3-6](#) requires two Parking Spaces for each unit within a Duplex for a total of four Parking Spaces.

On October 9, 2024, the Planning Commission approved the Alpine Retreat @ Park City Units 5 and 6 Amended with four Parking Spaces (Exhibit C – October 9, 2024 Final Action Letter).

The attached two-car garage for Units 5 and 6 satisfies two Parking Spaces. LMC § [15-3-3](#) requires two-car garage dimensions to be a minimum 20 feet wide by 20 feet deep. The garage is 24 feet by 21 feet and complies with the required dimensions.

The area in front of the driveway on City property has been used for two Parking Spaces as approved for the Duplex since 2001. The Applicant recorded an Encroachment Agreement with the Engineering Department to allow for the continued parking within City property to satisfy the Condition of Approval required by the Planning Commission. If the Encroachment Agreement is revoked the Applicant will be required to construct a parking pad adjacent to the garage to satisfy the required third and fourth Parking Spaces.

(III) The proposal, as conditioned, complies with LMC § 15-13-8 *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.

The proposal is analyzed for compliance with LMC § [15-13-8](#) *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.

LMC Requirement	Analysis of Proposal
A. Universal Regulations	<i>See analysis below</i>
1. New infill residential buildings shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City’s Historic Sites.	Complies: The proposed addition is simple in form and does not contain adorned materials.
2. New infill residential buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated. Reconstruction of non-surviving historic buildings is allowed.	Complies: The proposed addition does not directly imitate an existing historic structure.
3. A style of architecture shall be selected, and all elevations of the new infill residential building shall be designed in a manner consistent with a contemporary interpretation of the chosen selected style. Stylistic elements shall not simply be applied to exteriors. Styles that never appeared in Park City shall be avoided. Styles that radically conflict with the character of Park City’s Historic Sites shall also be avoided.	Complies: The architectural style is compatible with other structures in the area, is not a style that never appeared in Park City and does not radically conflict with the character of Historic Sites.
4. New infill residential buildings shall differentiate from historic structures but be compatible with	Complies: The proposed addition is easily differentiable from historic structures and does not create large massing

historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.	that disrupts the integrity of the Historic District.
5. Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.	Complies: The applicant does not propose to alter the Building Footprint or otherwise alter the impact of the existing Structure on the site.
6. Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.— of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.	Complies: The architectural style is compatible with other structures in the area.
7. Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites.	Complies: The proposed height and setbacks of the addition are compliant with the HRM Zoning District Lot and Site Requirements.
8. Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape or character area.	Complies: The proposed height and setbacks of the addition are compliant with the HRM Zoning District Lot and Site Requirements.
9. New construction activity shall not physically damage nearby Historic Sites.	The Site does not include any Historic Sites. The applicant does not propose any encroachments

10. New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.	Complies: The proposal not significantly alter the visual unity of the streetscape
11. New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials. New alternative materials may be reviewed by the Design Review Team for compliance being judged on the following characteristics: • Longevity (50 year lifespan) • Energy performance • Durable in this climate • Environmental benefit (high recycled content, locally sourced) • Compatibility with the character of the Historic District.	Complies: The Applicant proposes cedar siding, wood double hung windows, and black shingles to match the existing materials on the Structure.

LMC Requirement	Analysis of Proposal
B. Specific Regulations	<i>See analysis below</i>
1. Site	<i>See analysis below</i>
<i>a. Building Setbacks & Orientation</i>	The proposed addition does not alter the Building Footprint or orientation on the Lot.
<i>b. Topography & Grading</i>	The proposed addition does not alter the topography or grading of the site.
<i>c. Landscaping and Vegetation</i>	The Applicant does not propose any landscaping.
<i>d. Retaining Walls</i>	The Applicant does not propose any retaining walls.
<i>e. Fences</i>	The Applicant does not propose any fences.
<i>f. Paths, Steps, Handrails, & Railings (Not Associated with Porches)</i>	The Applicant does not propose any new paths, steps, handrails, and railings.
<i>g. Gazebos, Pergolas, and other Shade Structures</i>	The Applicant does not propose any gazebos, pergolas, or other shade structures.
<i>h. Parking Areas & Driveways</i>	The Applicant does not propose any parking areas or driveways.
2. Primary Structures	<i>See analysis below</i>
<i>a. Mass, Scale & Height</i>	<i>See analysis below</i>
(1) The size and mass of a new residential infill	Complies: The new addition complies with the maximum building

building in relation to open spaces, shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Streetscape or character area.	footprint requirements for the HRM Zoning District as outlined above.
(2) Buildings that utilize traditional building forms – rectangular, cross-wing, pyramid-roof – are encouraged.	Complies: The proposed addition's roof is a 6:12 pitch and is to match the existing roof of the Structure.
(3) Historic height, width, and depth proportions that are important in creating compatible infill and maintaining the historic mass and scale of the Streetscape or character area.	Complies: The proposed design complies with the Lot and Site Requirements and Building Height requirements for the HRM zoning district.
(4) Building features such as upper story windows, porches, and first floor bays shall be aligned with similar historic building features in the Streetscape or character area. Generally, these elements should align in relation to the topography allowing these elements to “step up” or “step down” the block.	Complies: The proposed addition matches the existing second story on the Structure.
(5) The perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. Abrupt change of scale in the character zone is inappropriate, especially when a new, larger building would directly abut smaller historic buildings.	Complies: The proposed new addition respects the scale of the historic character zone and does not represent any abrupt changes in scale.
(6) A larger building shall be divided into ‘modules’ that reflect the mass, scale, proportions, and size of historic buildings within the Streetscape or character area. Modules shall be clearly expressed	Complies: The proposed addition is small in scale and does not significantly increase the mass or scale of the existing Structure.

throughout the entire building and a single form shall remain the dominant element, so the overall mass does not become too fragmented. To minimize the scale perceived from the primary public right-of-way, stepping down the mass of a larger building shall be considered.	
(7) Larger-scale projects shall also include variations in roof height in order to break up the form, mass and scale of the overall structure.	Complies: The proposed addition is not large in scale.
(8) Buildings constructed on lots greater than 25 feet wide shall be designed so that the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of traditional building width, depth, and patterns within the façade.	Complies: The proposed addition is viewable from the public right-of-way and does not break up the rhythm of the streetscape.
(9) Regardless of lot frontage, the primary façade shall be compatible with the width of surrounding historic buildings. The greater width of a building shall be set back significantly from the plane of the primary façade. The width of a new building shall not appear to be visibly greater than historic buildings in the Streetscape or character area. Modules on a primary façade should generally not exceed eleven (11) feet to twenty-five (25) feet in width.	Complies: The proposal complies with the Lot and Site Requirements of the HRM Zoning District.
(10) When the overall length of a new structure is greater than seen historically, the design shall employ methods—changes in wall plane, roof heights, use of modules, etc. to diminish the visual	Complies: The proposed addition does not change the length of the existing Structure.

impact of the overall building mass, form and scale.	
(11) New buildings shall not be significantly taller or shorter than adjacent buildings with special consideration given to surrounding historic buildings.	Complies: The proposed addition has a height of 26.5 feet from Existing Grade and is compliant with the HRM Zoning District Building Height Requirements.
(12) Primary facades shall be limited to one to two stories in height. (Generally, historic residential facades are about 15 to 20 feet in height from top of the foundation to the top of the gable.)	Complies: The primary façade of the building does not exceed two stories.
(13) Variation in building height may be considered regarding topography. Hillsides for a backdrop for taller buildings, minimizing their perceived height, therefore it may be appropriate for taller building masses to be located on steeper slopes. The facades of taller buildings shall still express a human scale.	Complies: The existing Structure is located on a flat lot and does not require variation in building height.
(14) Beyond the primary façade, the average perceived scale of one-story to two-story buildings shall be maintained. As a means of minimizing the perceived mass of a project, breaking up the height of the building into a set of modules or components that relate to the height of the buildings along the street front shall be considered.	Complies: The proposed addition will match the existing second story of the Structure.
(15) Secondary and tertiary elevations may be taller than the established norm when the change in scale cannot be perceived from designated vantage points including the cross-canyon view.	Complies: The proposed addition is not proposed to be taller than the existing Structure.

This may be appropriate when taller portions will not be seen from a primary public right-of-way.	
(16) Taller portions of buildings shall be constructed so as to minimize obstruction of sunlight to adjacent yards and windows.	Complies: The proposed addition will not obstruct sunlight into adjacent yards or windows.
<i>b. Foundation</i>	The Applicant does not propose any changes to the foundation of the existing Structure.
<i>c. Doors</i>	The Applicant does not propose any new doors.
<i>d. Windows</i>	<i>See analysis below</i>
(1) Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected.	Complies: The solid-to-void ratio is well balanced, and the amount of glazing is appropriate on each side of the structure. The proposed windows will match what is on the existing Structure.
(2) Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historical buildings in the Historic District.	Complies: The proposed windows are proportional in scale to the scale of the Building. The windows match the historic 2:1 ratio commonly found in the Historic District.
(3) The placement and grouping of windows shall be similar to those seen historically.	Complies: The proposed windows are grouped together and there are no large expanses of glass proposed.
(4) Windows with vertical emphasis are encouraged. The general rule is the height shall be twice the dimension of the width (commonly referred to as	Complies: The majority of the proposed windows match the historic 2:1 ratio.

2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred.	
(5) The number of different window sizes and styles on a building or structure shall be limited.	Complies: The windows are limited in design types, similar in style, and match what is on the existing Structure.
(6) Wood or metal windows similar to those used historically are preferred but aluminum-clad wood windows are also appropriate. Vinyl and aluminum windows are inappropriate.	Complies: The proposed windows are to be wood in material with an opaque finish.
(7) New glazing shall match the appearance of historic glazing and/or shall be clear. Metallic, frosted, tinted, stained, textured, and reflective finishes are generally inappropriate for glazing on the primary façade.	Complies: The proposed windows are clear in their glazing.
(8) Window muntins shall be true divided lights or simulated divided lights on both sides of the glass. Snap-in muntins are inappropriate.	Complies: The proposed muntins are not snap-in muntins.
<i>e. Roofs</i>	<i>See analysis below</i>
(1) Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures.	Complies: The dominant roof forms at the site are sloping and are visually compatible with surrounding Historic Sites and non-Historic sites in the character area. The Applicant proposes a 6:12 roof pitch and is simple in form.
(2) Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character	Complies: The proposed roof matches the roof of the existing Structure and is compatible with the architectural style.

of the Historic District, with special consideration given to Historic Sites.	
(3) The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This similarity of heights in building features contributes to the visual continuity along the Streetscape or character area.	Complies: The proposed addition complies with building height requirements of the HRM district and is not significantly taller or shorter than other buildings within the streetscape.
(4) Roofs shall be designed to minimize snow shedding onto adjacent properties and/or pedestrian paths. Crickets, saddles, or other snow-guard devices shall be placed so they do not significantly alter the form of the roof as seen from the primary public right-of-way.	Condition of Approval recommended: Staff recommends Condition of Approval 2 requiring that roofs be designed to minimize snow shedding onto adjacent properties and pedestrian paths. The Applicant does not propose any snow-guard devices.
(5) New roof features, such as photovoltaic panels (solar panels), skylights, ventilators, and mechanical or communication equipment shall be visually minimized from the primary public right-of-way so as not to compromise the architectural character of the structure. Roof-mounted features like photovoltaic panels (solar panels) and skylights should be installed parallel to the roof plane when feasible.	Complies: The Applicant does not propose solar panels, skylights, ventilators, or mechanical equipment on the roof.
(6) Roof materials should appear similar to those seen historically. Asphalt shingles may be considered. Metal sheeting or standing seam metal roofs with a baked-on paint finish and galvanized or rusted steel sheeting are generally appropriate. Roofs shall have matte finishes to minimize glare. Roof colors shall be neutral and muted and materials	Condition of Approval recommended: The Applicant proposes asphalt shingles as the roof material. Staff recommends Condition of Approval 4 requiring that roofing materials shall have a Solar Reflectivity Index (SRI) of 35 or less.

shall not be reflective.	
(7) Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave returns that are consistent with the style of the architecture of the new building and that are compatible with surrounding buildings shall be incorporated.	Complies: Proposed roof features are compatible with the surrounding buildings and Historic District.
<i>f. Dormers</i>	The Applicant does not propose any dormers.
<i>g. Gutters and Downspouts</i>	
(1) Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.	Condition of Approval Recommended: Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way
<i>h. Chimneys and Stovepipes</i>	The Applicant does not propose any chimneys any stovepipes.
<i>i. Porches</i>	The Applicant does not propose any porches
<i>j. Architectural Features</i>	
(1) Simple ornamental trim and decoration is in character with historic architectural ornamentation and is encouraged. Traditional locations for architectural ornamentation are porches and eaves. Other details, like eave depth, mullions, corner boards, and brackets, that lend character to historic buildings shall be considered.	Complies: The overall proposed design and materials are simple and compatible with the Historic District.
3. <i>Mechanical and Utility Systems and Service Equipment</i>	The Applicant does not propose any new mechanical, utility systems or service equipment.
4. <i>Materials</i>	See analysis below
a. Building materials shall be compatible in scale,	Complies: Pursuant to LMC § 15-13-8(B)(4) , the proposed materials of

proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.	asphalt shingles, cedar siding, and wood windows are compatible with the Historic District.
b. The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.	Complies: The proposed siding material is cedar, both board and batten siding as well as lap siding are proposed. The proposed material is to be painted or stained opaque.
<i>5. Paint and Color</i>	<i>See analysis below</i>
a. Paint color is not regulated by the Regulations.	-
b. Original materials such as brick and stone that was historically left unpainted shall not be painted. Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.	Complies: There are no original building materials. The applicant proposes a new addition
c. Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structures or additions to historic buildings. A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.	Condition of Approval recommended: The applicant does not propose any unfinished wood siding. Staff recommends Condition of Approval 6 prohibiting rustic, unfinished wood siding on the new structure.

d. Low-VOC (volatile organic compound) paints and finishes should be used when possible.	Condition of Approval recommended: Staff recommends Condition of Approval 6 requiring that low-VOC (volatile organic compound) paints and finishes be used when possible.
6. <i>Garages</i>	The Applicant does not propose a garage.
7. <i>Decks</i>	The Applicant does not propose any decks.
8. <i>Balcony and Roof Decks</i>	The Applicant does not propose any balcony or roof decks
9. <i>New Accessory Structures</i>	The applicant does not propose any new Accessory Structures.
10. <i>Additions to Existing Non-Historic Structures</i>	<i>See analysis below</i>
a. An addition shall complement the visual and physical qualities of the existing structure.	The proposed addition is to be in the same materials and style of the existing Structure and is compliant.
b. An addition shall be visually subordinate to the existing structure and shall be compatible with the scale of the historic buildings and structures in the Streetscape or character area. When the combined effects of the addition's footprint, height, mass, and scale are such that the overall size of the addition is larger than the existing structure, the volume of the addition shall be broken into modules that reflect the scale of those components seen on the existing structure. Multiple modules are encouraged to add articulation and architectural interest.	The proposed addition is smaller than the existing Structure. It is proposed to match the second story of the existing Structure.
c. Components and materials used on additions shall be	The proposed materials of cedar siding, asphalt shingles, and wood

similar in scale and size to those found on the existing structure.	windows are to match the existing Structure in both size and scale.
d. Windows, doors, and other features on a new addition shall be designed to be compatible with the existing structure and surrounding historic sites. Windows, doors, and other openings shall be of sizes and proportions similar to those found on the building as well as those found on historic structures in the Historic District. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of windows on adjacent historic structures. Also, the solid-to-void relationships and detailing of an addition shall be compatible with the existing structure and with buildings within the Streetscape or character area.	The Applicant proposes six new windows. The solid-to-void ratio is well balanced, and the amount of glazing is appropriate on each side of the structure. The proposed windows will match what is on the existing Structure. The proposed windows are proportional in scale to the scale of the Building. The windows match the historic 2:1 ratio commonly found in the Historic District. There are no large expanses of glass proposed.
<i>11. Reconstruction of Non-Surviving Structures</i>	The applicant does not propose reconstructing any non-surviving structures.

(IV) The Development Review Committee³ reviewed the proposal on February 18, 2025 and required conditions of approval.

The Development Review Committee reviewed the proposal on February 18, 2025 and required Condition of Approval 7 requiring the addition be equipped with fire sprinklers.

Department Review

The Planning Department reviewed this report.

³ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 5, 2025. Staff mailed courtesy notice to property owners within 100 feet on March 5, 2025. The *Park Record* published courtesy notice on March 5, 2025.⁴

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Director may approve the HDDR for 1273 and 1275 Sullivan Road;
- The Planning Director may deny the HDDR for 1273 and 1275 Sullivan Road and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant's Plans

Exhibit C: October 9, 2024 Final Action Letter

Exhibit D: Approved Building Permit, 2000

Exhibit E: Interim Land Management Code HR-1 Zoning District, 1999

⁴ LMC [§ 15-1-21](#)



Planning Department

March 20, 2025

Trudy Cook

CC: Lisa Mittnacht

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: Alpine Retreat @ Park City Condominiums
1273 Sullivan Road (Unit 6)
1275 Sullivan Road (Unit 5)

Zoning District: Historic Residential Medium Density

Application: Historic District Design Review

Project Number: PL-24-06206

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 20, 2025

Project Summary: The Applicant proposes to construct a second-story addition on top of an existing Structure in the Historic Residential Medium Density (HRM) Zoning District.

Action Taken

On March 20, 2025, the Planning Director conducted a public hearing and approved the Historic District Design Review for 1273 and 1275 Sullivan Road according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. Alpine Retreat @ Park City is a six-unit condominium project located in the HRM Zoning District with units that range in size from 441 square feet to 1,945 square feet.
2. Unit 5 (1275 Sullivan Road) and Unit 6 (1273 Sullivan Road) are part of the same Structure, a Duplex Dwelling that later became a part of the Alpine Retreat @ Park City Condominium, and are both owned by the Applicant.



Planning Department

3. In 2024 the Applicant submitted a Plat Amendment application to the Planning Department (PL-24-06182) to amend the plat to:
 - a. Expand the upper level of Unit 5 by constructing an addition above existing single-story Unit 6.
 - b. Add 441 square feet of Private Ownership to the upper level of Unit 5.
4. On October 9, 2024, the Planning Commission approved the Alpine Retreat @ Park City Units 5 and 6 Amended Plat with Conditions of Approval.
5. The approved plat has not yet been recorded with Summit County, and must be recorded with Summit County by October 9, 2025 unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director. The Applicant will be required to record the plat prior to Building Permit submittal.
6. The Planning Commission required a Condition of Approval:
 - a. "The Applicant must record an Encroachment Agreement with the Engineering Department to satisfy the required parking requirements for the Structure. There shall be a requirement in the Encroachment Agreement that if the Encroachment Agreement is revoked the Applicant shall construct a parking pad to satisfy the parking requirements for the site."
7. On December 26, 2024, the Encroachment Agreement was recorded with Summit County (Entry No. 01229479) and the Condition of Approval was satisfied.
8. On January 22, 2025, the Applicant submitted a Historic District Design Review (HDDR) to the Planning Department to construct the addition.
9. The proposal, as conditioned, complies with LMC Chapter 15-2.4 Historic Residential Medium Density Zoning District Requirements.
 - a. The Analysis section of the March 20, 2025 Historic District Design Review Staff Report is incorporated herein as Attachment 1.
10. The proposal, as conditioned, complies with LMC Chapter 15-3 Off-Street Parking.
 - a. The Analysis section of the March 20, 2025 Historic District Design Review Staff Report is incorporated herein as Attachment 1.
11. The proposal, as conditioned, complies with LMC § 15-13-8 Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.



Planning Department

- a. The proposal is analyzed for compliance with LMC § 15-13-8 Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.
 - b. The Analysis section of the March 20, 2025 Historic District Design Review Staff Report is incorporated herein as Attachment 1.
12. The Development Review Committee reviewed the proposal on February 18, 2025 and requires a Condition of Approval: the addition must be equipped with fire sprinklers.
13. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 5, 2025. Staff mailed courtesy notice to property owners within 100 feet on March 5, 2025. The Park Record published courtesy notice on March 5, 2025.

Conclusions of Law

1. The proposal, as conditioned, complies with LMC Chapter 15-2.4 Historic Residential Medium Density (HRM) Zoning District.
2. The proposal, as conditioned, complies with LMC Chapter 15-3 Off-Street Parking.
3. The proposal, as conditioned, complies with LMC § 15-13-8 Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.

Conditions of Approval

1. The Applicant shall record the approved Alpine Retreat @ Park City Units 5 and 6 Amended Plat with Summit County prior to submitting a Building Permit application.
2. All roofs shall be designed to minimize snow shedding onto adjacent properties and pedestrian paths. The Applicant shall resolve snow release issues to the satisfaction of the Chief Building Official prior to building permit issuance.
3. Roofing materials shall have a Solar Reflectivity Index (SRI) of 35 or less.
4. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way
5. Rustic, unfinished wood siding on the new structure is prohibited. Low-VOC (volatile organic compound) paints and finishes shall be used when possible.
6. The addition shall be equipped with fire sprinklers.



Planning Department

If you have questions or concerns regarding this Final Action Letter, please call (435) 640-8683 or email meredith.covey@parkcity.org

Sincerely,

Rebecca Ward
Planning Director

CC: Meredith Covey

Attachment

1: March 20, 2025 Historic District Design Review Staff Report for 1273 and 1273 Sullivan Road

GENERAL NOTES

CODE

ALL REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE, ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION SHALL BE FOLLOWED.

BUILDING

CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS HAVE BEEN MADE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL DISCREPANCIES TO THE OWNER AT THE TIME THEY ARE NOTED. DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

SITE WORK

GENERAL
UNLESS A SOILS INVESTIGATION REPORT BY A LICENSED SOILS ENGINEER IS PROVIDED, THE FOUNDATION DESIGN IS BASED UPON AN ASSUMED AVERAGE SOIL BEARING CAPACITY OF 1500 PSF. EXTERIOR FOOTINGS SHALL BEAR 1'-4" MINIMUM BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM, UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. ALL BACK FILL MATERIAL SHALL BE THOROUGHLY COMPACTED. FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OR COLUMNS.

CONTRACTOR AND OWNER ARE RESPONSIBLE FOR THE PLACEMENT OF BUILDING ON SITE INCLUDING BUT NOT LIMITED TO THE DEPTH OF FOOTINGS, HEIGHTS OF FOUNDATIONS AND ENSURING PROPERTY SETBACKS.

STRUCTURAL

SEE STRUCTURAL PLANS AND NOTES

INSULATION AND MOISTURE PROTECTION

GENERAL
UNLESS NOTED OTHERWISE, INSULATION SHALL CONFORM TO THE STATE ENERGY CODES. INSULATION BAFFLES TO MAINTAIN 1-1/2" CLEAR SPACE ABOVE INSULATION. BAFFLES TO EXTEND 4" ABOVE BATT INSULATION. BAFFLES TO EXTEND 12" ABOVE LOOSE FILL INSULATION. INSULATE BEHIND BATHTUBS, SHOWERS, PARTITIONS, AND CORNERS. FACE STAPLE BATTS FRICITION FIT FACED BATT. USE 4V MIL (0.004") POLYETHYLENE VAPOR BARRIER AT WALLS. USE PVA PAINT WITH A DRY CUP PERM RATING OF ONE (MAX.) R-10 INSULATION UNDER ELECTRIC WATER HEATERS.

INFILTRATION CONTROL
1. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF AND BETWEEN WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, AND ROOF, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE, INCLUDING ACCESS PANELS INTO UNHEATED SPACES, SHALL BE SEALED, CAULKED, GASKETED OR WEATHER-STRIPPED TO LIMIT AIR INFILTRATION.

2. ALL EXTERIOR DOORS, OTHER THAN FIRE-RATED DOORS, SHALL BE DESIGNED TO LIMIT AIR INFILTRATION AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. DOORS BETWEEN RESIDENCE AND GARAGE ARE NOT CONSIDERED "FIRE-RATED".

3. ALL EXTERIOR WINDOWS SHALL BE DESIGNED TO ADMIT AIR INFILTRATION INTO OR FROM THE BUILDING ENVELOPE WHICH SHALL BE SUBSTANTIATED BY TESTING TO STANDARD ASTM E 283-13. SITE BUILT AND MILLWORK SHOP MADE WOODEN SASH ARE EXEMPT FROM TESTING BUT SHALL BE WEATHER-STRIPPED, CAULKED AND MAKE TIGHTLY FITTING.

4. RECESSED LIGHT FIXTURES TO LIMIT AIR LEAKAGE.

PIPING FOR HOT WATER/STEAM SYSTEMS OF PIPING FOR CONTINUOUSLY CIRCULATING HOT WATER SERVICE IS REQUIRED TO BE INSULATED PER THE U.S.E.C. SEVICE WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3.

VAPOR BARRIERS/ GROUND COVERS

AN APPROVED VAPOR BARRIER SHALL BE PROPERLY INSTALLED IN ROOF DECKS, IN ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND AT EXTERIOR WALLS. INSET STAPLED BATTS WITH A PERM RATING LESS THAN ONE MAY BE INSTALLED IF THE VAPOR BARRIER IS TO THE WARM SIDE. STAPLES SHALL BE PLACED NOT MORE THAN 8" O.C. AND GAPS BETWEEN THE FACING AND THE FRAMING SHALL NOT EXCEED 1/16".

A GROUND COVER OF 4 MIL (0.004") BLACK POLYETHYLENE OR EQUIVALENT SHALL BE LAID OVER THE GROUND IN ALL CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED ONE FOOT AT EACH JOINT AND SHALL EXTEND TO THE FOUNDATION WALL.

THE NET FREE VENTILATING AREA FOR ATTIC VENTILATION MAY BE 1/300 OF THE AREA OF THE VENTILATED SPACE PROVIDED THAT A VAPOR BARRIER HAVE A PERM RATING NOT EXCEEDING ONE IS INSTALLED ON THE WARM SIDE OF THE INSULATION.

INSULATION

PROVIDE R-21 INSULATION AT ALL EXTERIOR WALLS AND EXTERIOR PERIMETER AT ALL FLOORS.

PROVIDE R-30 INSULATION AT VAULTED CEILING AREAS.

PROVIDE R-38 INSULATION AT FLAT CEILING AREAS.

PROVIDE R-30 INSULATION AT FLOORS ABOVE UNCONDITIONED SPACE.

VENTILATION

AT ROOF RIDGE PROVIDE CONTINUOUS RIDGE VENT AND 1" CONTINUOUS SOFFIT VENT AT SOFFIT. PROVIDE 1" MIN AIR SPACE AT INSULATION FOR AIR FLOW OF ROOF VENTS.

PROVIDE EXHAUST FANS IN KITCHEN, LAUNDRY AND BATHROOMS. 100 CFM AT KITCHEN, 80 CFM AT BATH AND LAUNDRY.

TYVEK HOUSE WRAP OR EQUAL, TYPICAL AT EXTERIOR WALL.

INSTALL 30# BUILDING FELT, TYPICAL AT ROOF

PROVIDE PLASTIC SHEET VAPOR BARRIOR BELOW SLAB ON GRADE

ROOF VENTILATION REQUIREMENTS

PROVIDE 1 SQ. FT FOR EVERY 300 SQUARE FEET OF ROOF AREA.
EAVE VENTILATION - PROVIDE OR FINISH SOFFIT WITH ALUM. PANELS. PERFORATED FOR VENTILATION.
MAINTAIN A 1 1/2" AIR SPACE FOR AIR FLOW BETWEEN EAVES AND RIDGE.

RIDGE VENTILATION - PROVIDE A CONTINUOUS RIDGE VENT AT ALL RIDGES

GUARDRAIL/HANDRAILS

AT ANY BALCONY OR RAISED FLOOR THAT IS 30" ABOVE FLOOR OR GRADE - PROVIDE 1-1/2" DIAMETER GUARDRAIL AT A HEIGHT OF 36". GUARDRAIL PATTERN TO BE SUCH THAT NO OBJECT 4" IN DIAMETER CAN PASS THROUGH.

AT STAIRWAYS PROVIDE A 1-1/2" DIAMETER HANDRAIL THE CONTINUOUS LENGTH OF THE STAIR. PATTERN TO BE SUCH THAT NO OBJECT 4" IN DIAMETER CAN PASS THROUGH.

DOORS, WINDOWS AND SKYLIGHTS

GENERAL
DOORS TO THE EXTERIOR SHALL HAVE A MAXIMUM 1-1/2" STEP TO A MINIMUM 34" DEEP LANDING. ALL GLAZING SHALL MEET THE REQUIREMENTS OF GOVERNING ENERGY CODE UNLESS NOTED OTHERWISE. ALL SKYLIGHTS AND SKYWALLS SHALL HAVE LAMINATED GLASS UNLESS NOTED OTHERWISE.

ALL BEDROOM EMERGENCY EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MINIMUM NET CLEAR OPENABLE WIDTH OF 20" AND A MINIMUM NET CLEAR OPENING HEIGHT OF 24". MAXIMUM FINISHED SILL HEIGHT OF 44" ABOVE FLOOR.

ALL FACTORY BUILT WINDOWS TO BE CONSTRUCTED TO PERMIT MAXIMUM INFILTRATION OF 0.5 CFM PER LINEAL FOOT OF OPERABLE SASH PERIMETER AS TESTED BY STANDARD ASTM E 283-13. SITE BUILT AND MILLWORK SHOP BUILT WOODEN SASH ARE EXEMPT FROM INFILTRATION CRITERIA ABOVE, BUT SHALL BE MADE WEATHER-STRIPPED, CAULKED AND BE MADE TIGHTLY FITTING. SLIDING GLASS DOOR TO PERMIT MAXIMUM INFILTRATION OF 0.5 CFM PER SQUARE FOOT OF DOOR AREA.

SAFETY GLAZING LOCATIONS PER INTERNATIONAL RESIDENTIAL CODE
1. INGRESS AND EGRESS DOORS.
2. SLIDING GLASS DOORS AND SWINGING GLASS DOORS.
3. SHOWER AND BATHTUB ENCLOSURES.
4. GLAZING WITH THE EXPOSED EDGE WITHIN A 24" RADIUS ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 40" ABOVE THE WALKING SURFACE.
5. GLAZING GREATER THAN 1 SQUARE FEET THAT IS LESS THAN 18" ABOVE THE FINISHED FLOOR.
6. GLAZING IN ALL GUARD RAILS.

SCREENS NEED NOT BE PROVIDED AT SKYLIGHTS WHEN FULLY TEMPERED GLASS IS USED AS SINGLE GLAZING OR IN ALL PANES. INSULATING UNIT AND ALL OF THE FOLLOWING CONDITIONS ARE MET.

1. THE GLAZING DOES NOT EXCEED 14 SQUARE FEET.
2. THE HIGHEST POINT OF GLASS IS NOT MORE THAN 12'-0" ABOVE ANY WALKING SURFACE OR ACCESSIBLE AREA.
3. THE NOMINAL THICKNESS OF EACH PANE DOES NOT EXCEED 3/16"

MECHANICAL

GENERAL
SOLID FUEL BURNING APPLIANCES INCLUDE AIRTIGHT STOVES, FIREPLACE STOVES, ROOM HEATERS, FACTORY BUILT FIREPLACES AND FIREPLACE INSERTS. ALL SOLID FUEL BURNING APPLIANCES SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE

HEATING
EACH DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A TEMPERATURE OF 70 DEGREES FAHRENHEIT AT A HEIGHT OF 3'-0" ABOVE THE FLOOR IN ALL HABITABLE ROOMS.

PROVIDE EXTENTION OF EXISTING HEATING UNIT TO PROVIDE ADEQUATE HEATING OF NEW SPACE. CONTRACTOR TO ENSURE THAT ALL APPLICABLE CODES ARE MET.

HEATING EQUIPMENT
ALL HEATING EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE NATIONAL APPLIANCE ENERGY CONSERVATION ACT (NAECA) AND BE SO LABELED. EQUIPMENT SHALL ALSO COMPLY WITH GOVERNING ENERGY CODE.

HVAC EQUIPMENT FOR LOW-RISE RESIDENTIAL SHALL BE SIZED NO GREATER THAN 150% OF DESIGN LOAD.

ELECTRICAL

PROVIDE SMOKE ALARMS AT EACH BEDROOM AND AT EACH LEVEL OF DWELLING. SMOKE ALARMS SHALL BE INTERCONNECTED AND PRIMARY SOURCE OF POWER FROM THE BUILDING WIRING WITH BATTERY BACKUP POWER INSTALLED ACCORDING TO MANUFACTURERS INSTRUCTIONS. ALL FIRE WARNING EQUIPMENT SHALL MEET PROVISIONS OF NFPA 12

PROVIDE GFCI PROTECTED OUTLETS AT ALL BATHS, GARAGE, EXTERIOR OUTLETS, AND KITCHEN

ELECTRICAL OUTLETS SHALL BE SPACED THAT NO POINT ALONG THE FLOOR LINE OF ANY WALL IS MORE THAN 4'-0" FROM AN OUTLET.

IN THE KITCHEN, A MINIMUM OF TWO 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS

ALL RECEPTACLE IN GARAGES, OUTDOORS, BATHROOMS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHEN COUNTER TOPS, LAUNDRY RECEPTACLES WITHIN 4' OF SINK, BAR SINKS, ELECTRICALLY HEATED FLOORS AND BOAT HOUSES SHALL BE GFCI PROTECTED.

ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE 15- AND 20-AMPERE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

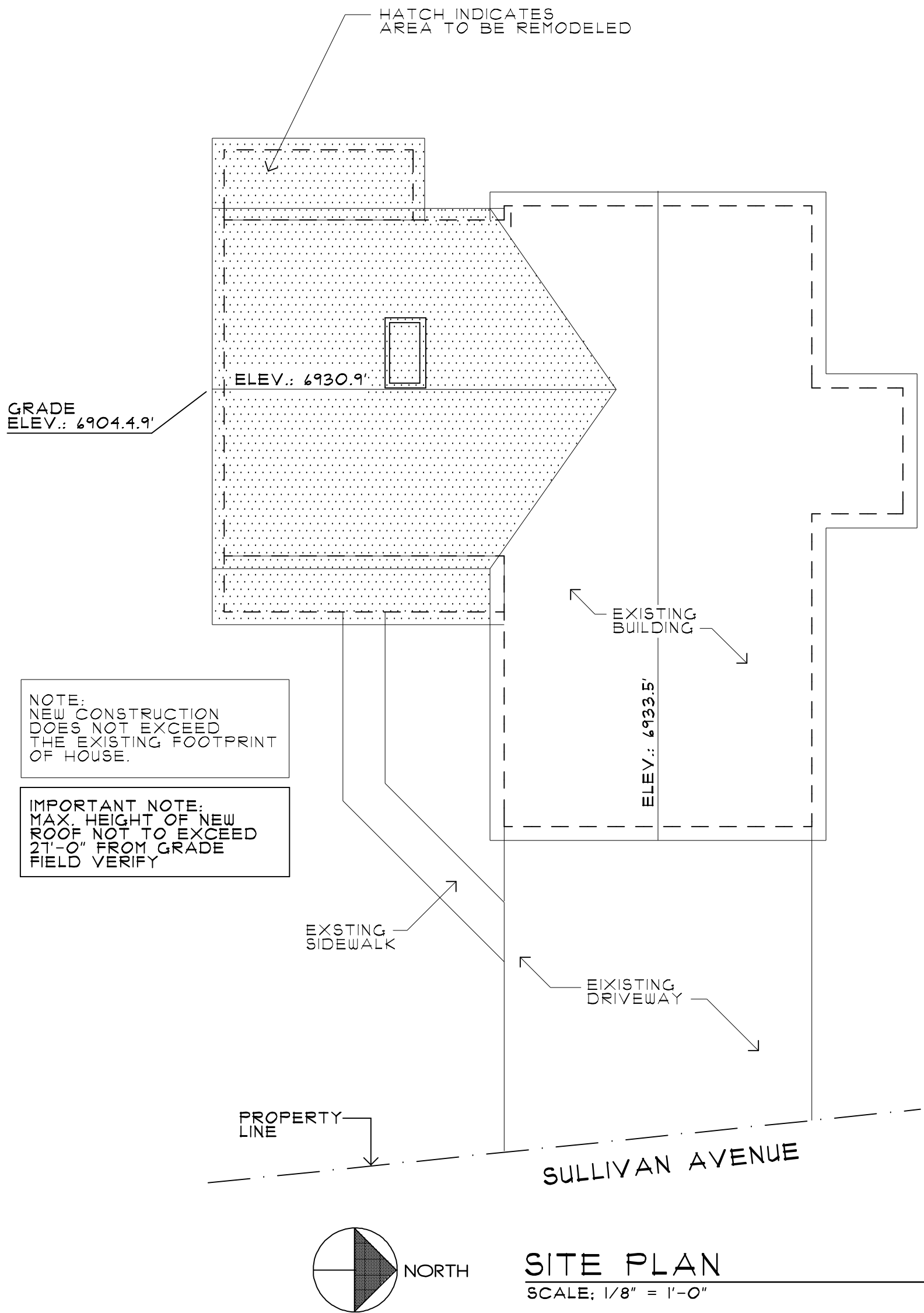
ALL 15 AND 20 AMP RECEPTACLES WITH-IN THE DWELLING UNIT SHALL BE TAMPER RESISTANT RECEPTACLES.

INDEX OF DRAWINGS

A1 GENERAL NOTES/SITE PLAN
A2 EXIST. ROOF PLAN / NEW FLOOR PLAN
A3 ROOF FRAMING PLAN / REMODELED UPPER PLAN
A4 ELEVATIONS ELECTRICAL PLAN
A5 SECTION / DETAILS / WALL SECTION

SQUARE FOOTAGE

TOTAL FINISHED SQ. FEET ADDED= 414 SQ. FT.



SITE PLAN
SCALE: 1/8" = 1'-0"

DATE: 01-2022
DATE: 08-2024
DATE: 04-13-2024

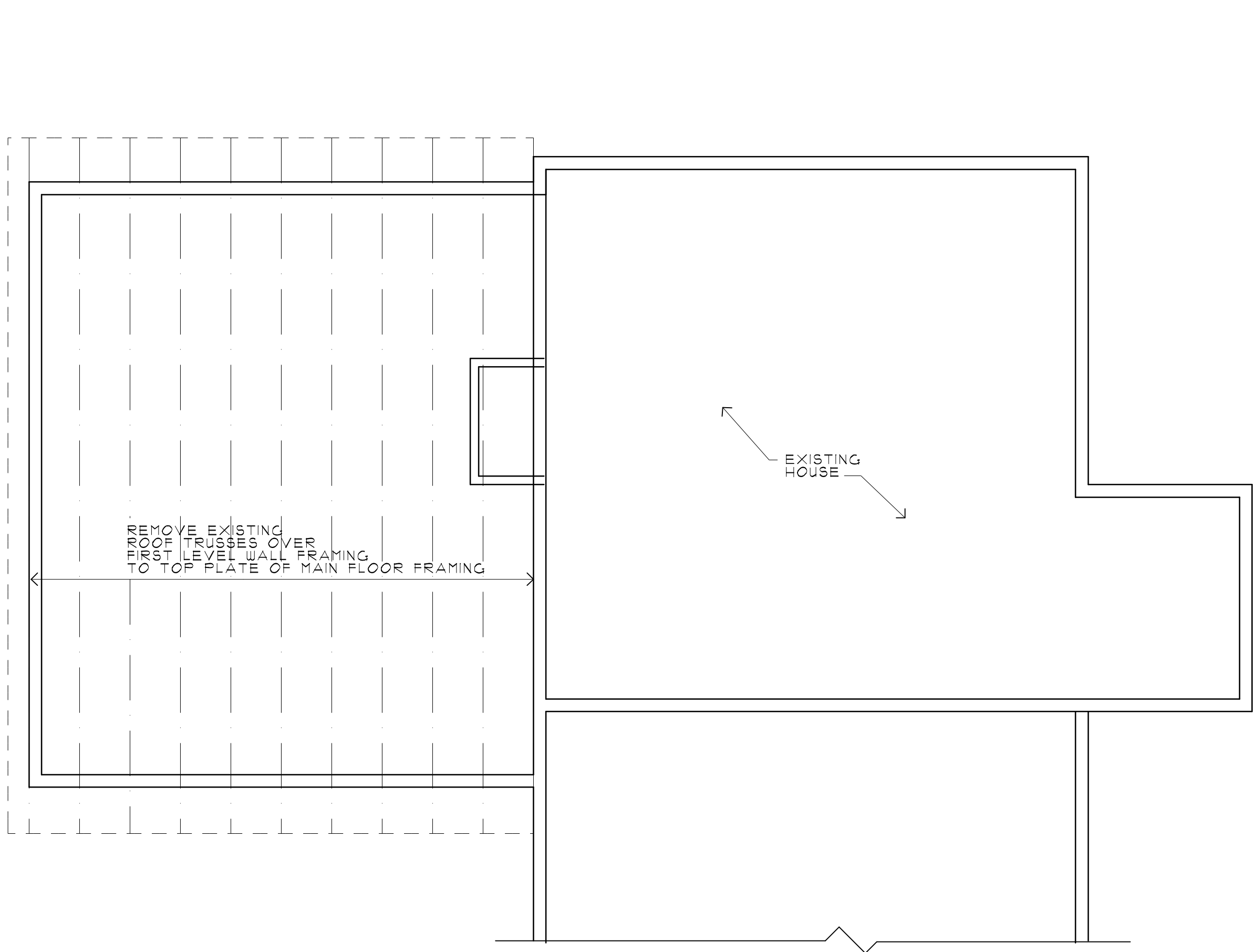
A-TECH HOME PLANS
BUILDING DESIGN / DRAFTING
TRUDY COOK (801) 498-4454
THIS PLAN IS ISSUED FOR CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THE DRAFTER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE DRAFTER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

SHEET TITLE:
GENERAL NOTES
SITE PLAN

PROJECT NAME:
ADDITION FOR LISA MITTNACHT
1273 SULLIVAN ROAD
PARK CITY, UTAH
PH: (904) 710-4444

SHEET:

A-1



EXISTING ROOF PLAN

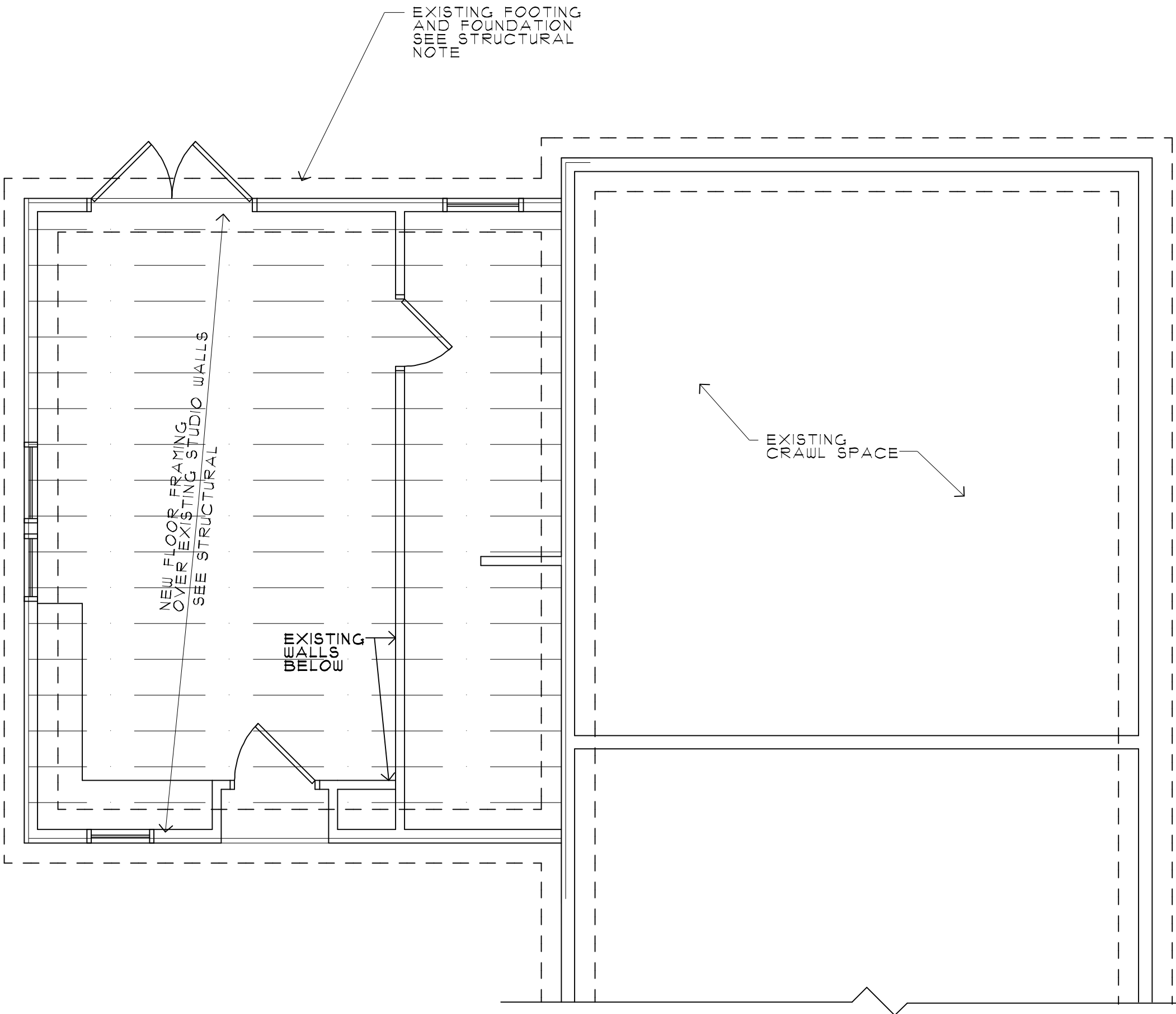
SCALE 1/4" = 1'-0"

NOTE:
SECURE ALL STRUCTURAL MEMBERS PRIOR TO
DEMOLITION AND SUPPORT UNTIL FINAL CONNECTIONS
ARE MADE.

DEMOLITION NOTES

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATION TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE REMODEL DRAWINGS.
2. REMOVE ONLY NON-BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, IE BEARING WALLS, BEAMS, HEADERS, ETC. SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE DESIGNER OR ENGINEER PRIOR TO REMOVAL OF A CONSTRUCTION IN QUESTION OR DEVIATING FOR THE DESIGN INTENT.
3. ALL STRUCTURAL SYSTEMS SHALL BE MAINTAINED AND SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE DESIGN LOADS AND TO RESIST THE DEFORMATION CAUSED BY SUCH LOADS TO WHICH THE SOIL PRESSURE INCLUDING SURCHARGE, HYDROSTATIC HEAD AND IMPACT LOADS AS APPLICABLE.

4. PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIAL TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC. TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED, TO BE APPROVED BY OWNER.
5. PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH THREE COATS OF SPACKLING, SANDED AND LEFT IN PAINT READY CONDITION.
6. WHERE APPLICABLE LEVEL, ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES, INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHEREEVER POSSIBLE.

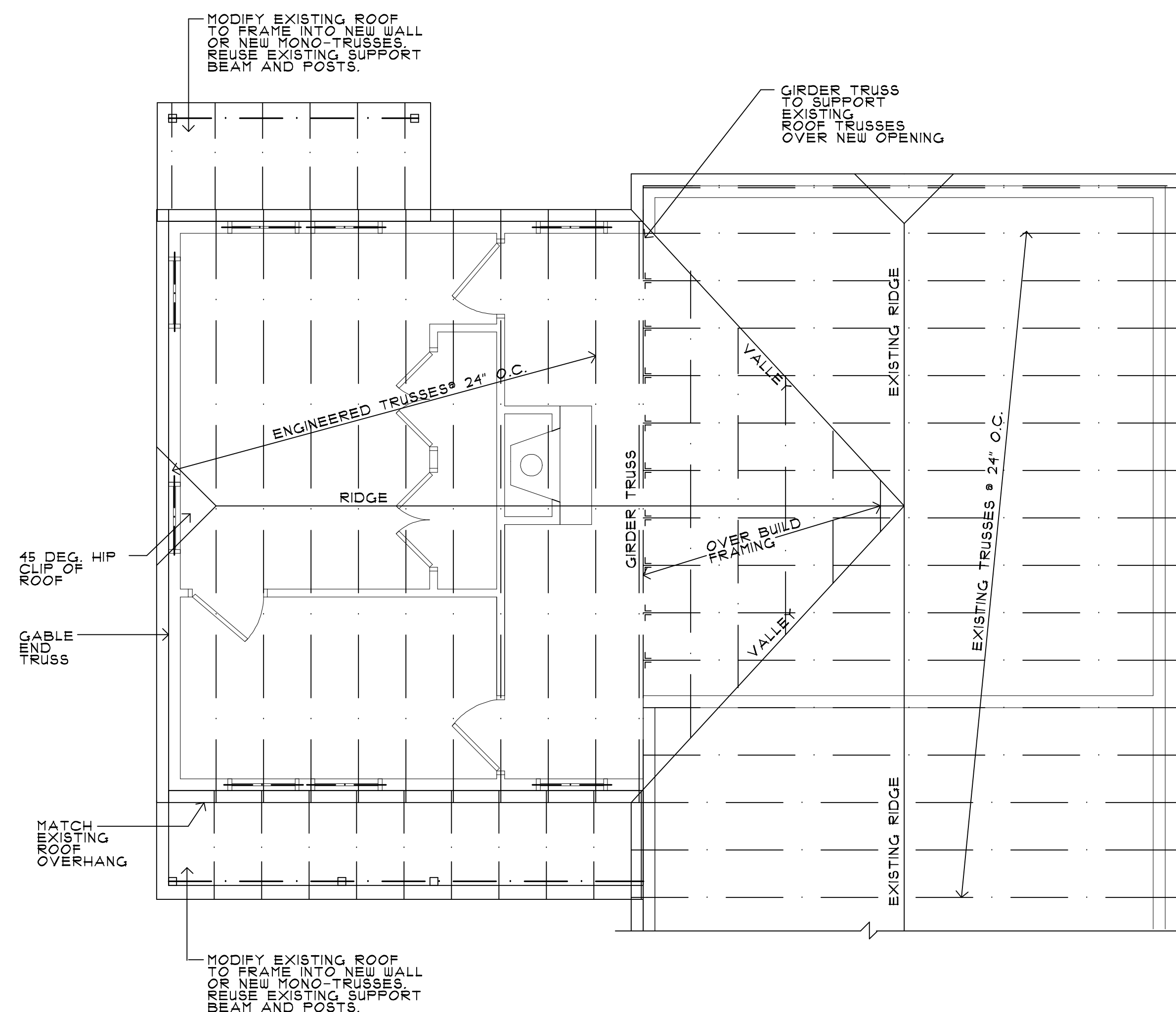


FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

FLOOR FRAMING PLAN NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL FLOOR JOISTS TO BE PER STRUCTURAL NOTES NOTED OTHERWISE.
3. ALL BEAMS AND HEADERS TO BE PER STRUCTURAL NOTES 2X6 WALLS U.N.O.
4. PROVIDE SOLID BLOCKING OVER SUPPORTS.
5. PROVIDE FIRE BLOCKING @ ALL PLUMBING PERETRATIONS.
6. WINDOW HEADERS @ 4'-8" ABOVE FRAMED FLOOR @ UPPER FLOOR, U.N.O.
7. SEE GENERAL NOTES



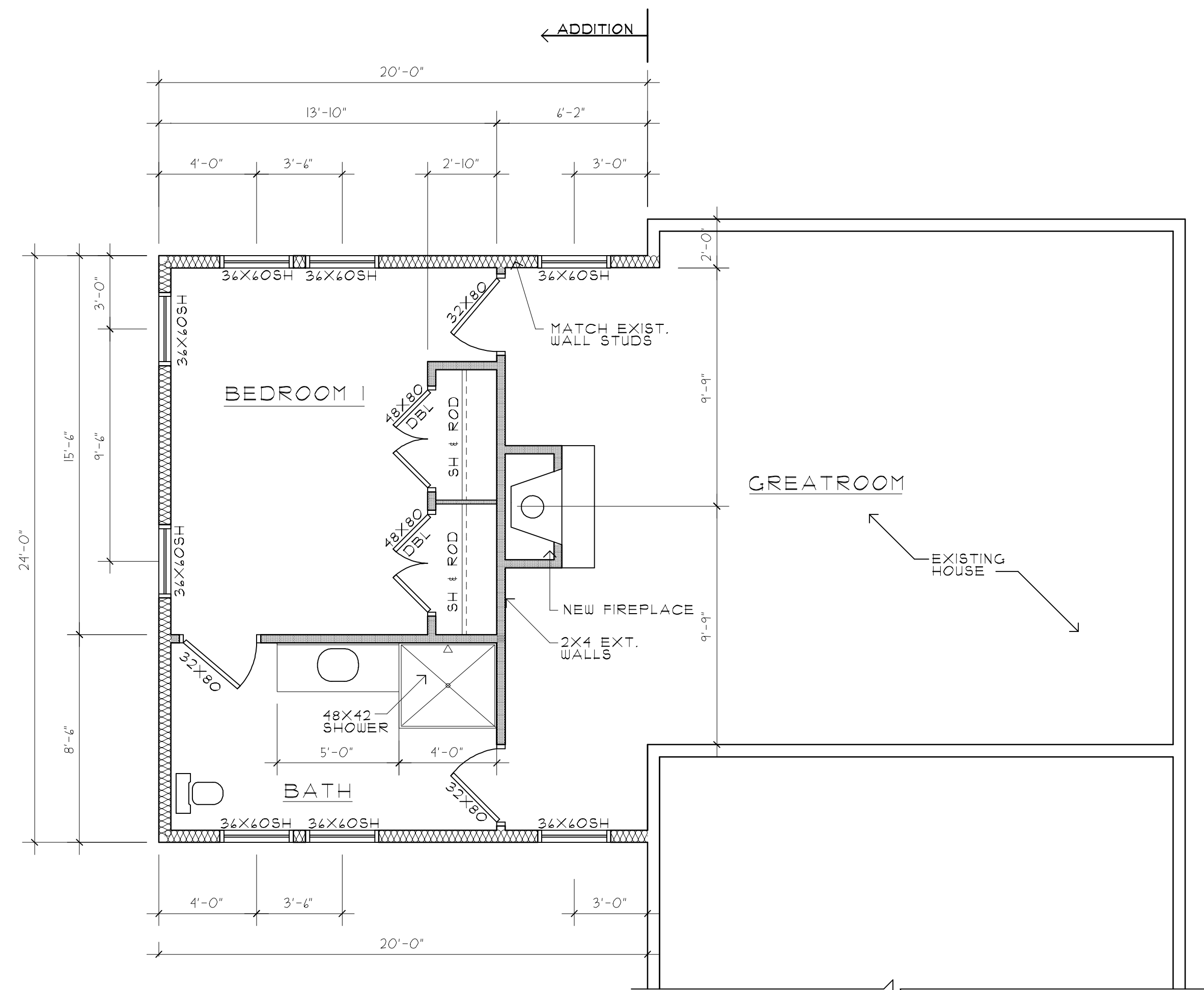
SCALE 1/4" = 1'-0"

ROOF FRAMING NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL BEAMS AND HEADERS SEE STRUCTURAL
3. PROVIDE VENT BLOCKING OVER SUPPORTS.
4. BEARING WALLS ARE SHADED.
5. INSTALL SHEAR WALLS AND/OR BLOCKING IN ROOF STRUCTURE BEFORE INSTALLING FINISH ROOFING.
6. SEE GENERAL NOTES

ROOF TRUSS NOTES:

1. ALL TRUSSES:
- * SHALL BE STAMPED BY AN ENGINEER LICENSED IN THE STATE OF UTAH.
 - * SHALL BE INSTALLED AND BRACED TO ENGINEERS SPECIFICATIONS
 - * SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION
 - * SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEERING CALCULATIONS
 - * SHALL BE DESIGNED TO LIMIT DEFLECTION IN BOTTOM CORD TO L/480 MINIMUM
 - * SHALL BE DESIGNED FOR SNOW LOAD LOCATION SEE STRUCTURAL



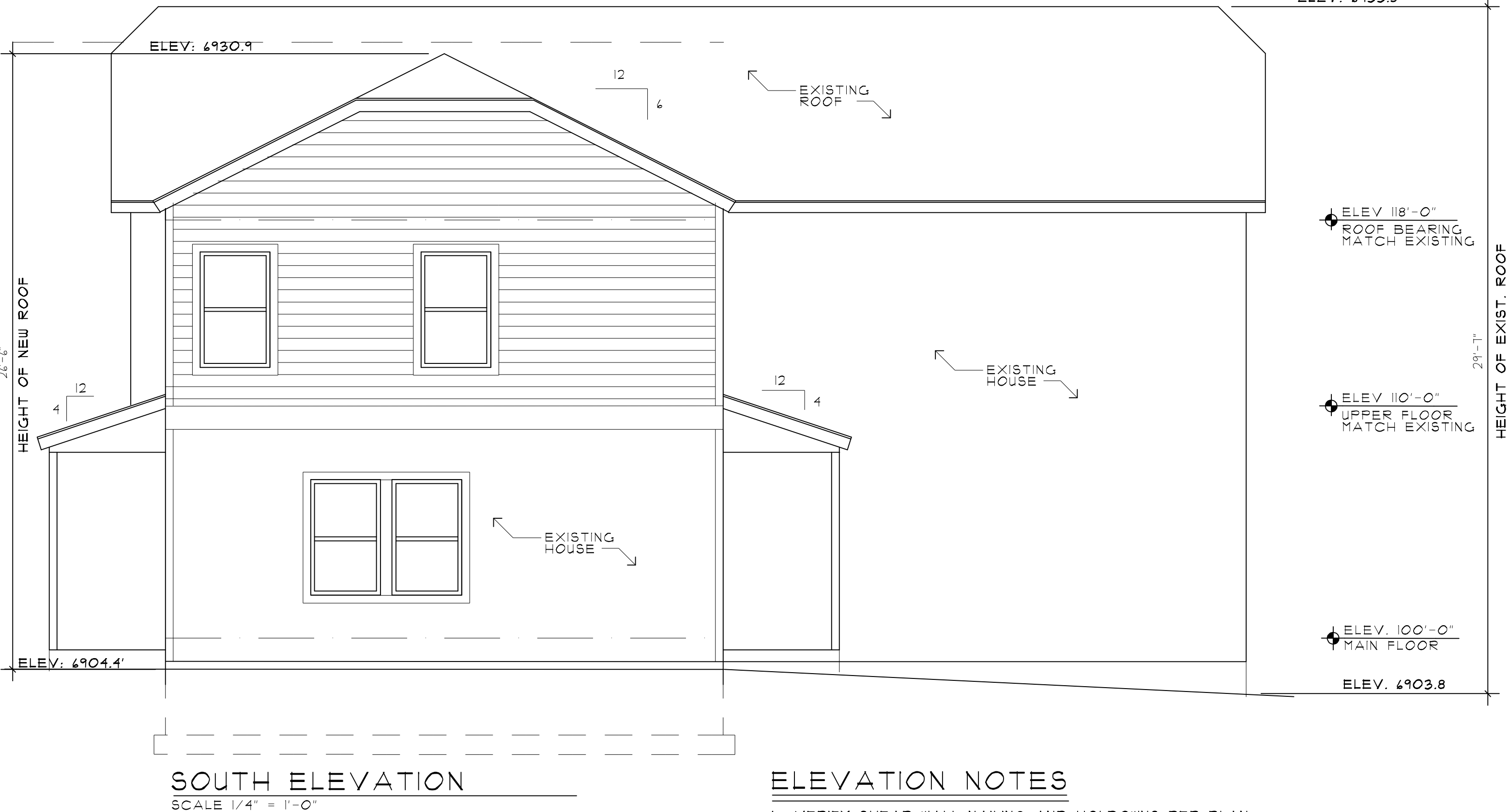
SCALE 1/4" = 1'-0"

FLOOR PLAN NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. SEE STRUCTURAL PLANS AND NOTES FOR ALL BEAMS AND HEADERS.
3. PROVIDE SOLID BACKING OVER SUPPORTS FOR ALL BEAMS AND HEADERS.
4. PROVIDE REINFORCING FOR ALL DRAINAGE PENETRATIONS.
5. WINDOW AND DOORS ARE SHOWN AND NOTED AS NOMINAL SIZES.
6. WINDOW HEADERS * 6" - 8" ABOVE FRAMED FLOOR IN MAIN FLOOR, U.N.O.
7. SEE STRUCTURAL PLANS AND NOTES FOR ALL STUDS AND JOISTS. ALL STUDS
8. ALL WOOD IN CONTACT WITH CONC. TO BE PRESSURE TREATED.
9. EXTERIOR WALLS TO BE 2X4 STUDS * 16" O.C W/ R-2 INSULATION, U.N.O.
10. SEE STRUCTURAL PLANS AND NOTES FOR ALL STUDS, JOISTS, HOLDINGS, AND WINDOW ROUGH OPENINGS. ALSO SEE MANUFACTURER'S SPECS.
- II. SMOKE DETECTORS:
- * SHALL BE 10' INTERCONNECTED W/ BATTERY BACKUP
 - * SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS
 - * SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OR AREA
12. SEE GENERAL NOTES FOR ADDITIONAL CONSTRUCTION INFORMATION.
13. SHEATH ALL EXTERIOR WALLS PER GENERAL NOTES AND SHEAR WALL SCHEDULE

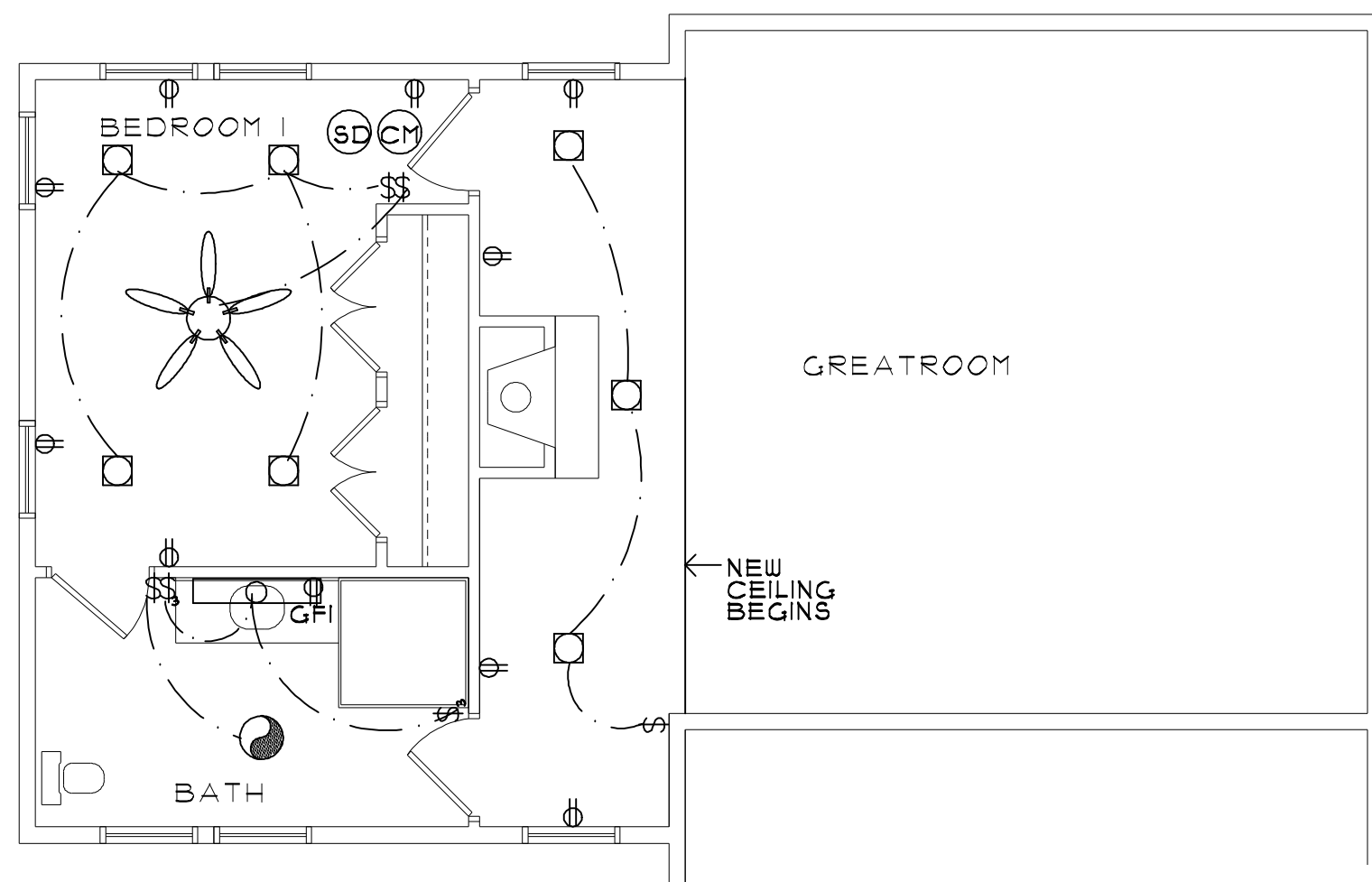
NOTE:
AIR LEAKAGE - MUST COMPLY
WITH NII02.4.1.2 (THE BLOWER
DOOR TEST)

NOTE:
LISTING FOR FIREPLACE
SHALL BE PROVIDED @
MECH INSPECTION



ELEVATION NOTES

1. VERIFY SHEAR WALL NAILING AND HOLDDOWNS PER PLAN AND SCHEDULES PRIOR TO INSTALLING EXTERIOR FINISHES
2. TOP OF FND WALL SHALL BE NOT LESS THAN 4" ABOVE FINISH GRADE
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE WEATHER STRIPPING AND FLASHING AT ALL DOORS AND WINDOWS PER U.B.C.
5. PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING AND COUNTER FLASHING AT ALL ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS.
6. PROVIDE CONTINUOUS METAL GUTTERS AND DOWNSPOUTS AT ALL EAVES.
7. SEE GENERAL NOTES.



UPPER ELECTRICAL PLAN

NOT TO SCALE

NOTE:
SPECIAL OUTLETS SHOWN
CONTRACTOR TO CONSULT
WITH OWNER FOR REMAINING
OUTLET LOCATIONS PER CODE.

ELECTRICAL SYMBOLS	
SYM.	DESCRIPTION
	RECESSED CAN LIGHT
	SINGLE POLE SWITCH
	SMOKE DETECTOR WIRED W/ BATTERY BACKUP
	DUPLEX OUTLET
	GFI DUPLEX OUTLET
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN/LIGHT MIN. 110 CFM • BATH
	VANITY LIGHT

ELECTRICAL NOTES

IN THE KITCHEN, A MINIMUM OF TWO 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS

BUBBLE COVERS ARE REQUIRED IF OUTLETS ARE EXPOSED TO THE WEATHER.

ALL RECEPTACLE IN GARAGES, OUTDOORS, BATHROOMS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHEN COUNTER TOPS, LAUNDRY RECEPTACLES WITHIN 4' OF SINK, BAR SINKS ELECTRICALLY HEATED FLOORS AND BOAT HOUSES SHALL BE GFCI PROTECTED.

ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE 15- AND 20-AMPERE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

ALL 15 AND 20 AMP RECEPTACLES WITHIN THE DWELLING UNIT SHALL BE TAMPER RESISTANT RECEPTACLES.

ELECTRICAL PLANS ARE SUGGESTED CONFIGURATION. OWNER TO BE ADVISED BY AN ELECTRICAL CONSULTANT FOR FINAL LAYOUT OF ELECTRICAL AND LIGHTING PLANS

ALL NEW OUTDOOR LIGHTING WILL CONFORM TO SUMMIT COUNTY DEVELOPMENT CODE.



EXTERIOR FINISHES:

1. COMPOSITION ASPHALT SHINGLES
2. WOOD HORIZONTAL SIDING
3. 2X12 FASCIA BOARD
4. 1X4 FASCIA TRIM
5. WINDOWS MATCH EXIST.
6. 2X12 MID-BAND TRIM
7. EXISTING PORCH POSTS
8. CONTINUOUS RIDGE VENT AS PER CODE
9. 6X6 POST EXISTING
10. EXIST. CONC. FOOTING AND FOUNDATION WALLS

NOTE: CONSULT WITH OWNER ON ALL COLORS AND FINISHES. MATCH EXISTING WHERE REQUIRED.

DATE: 01-2022
DATE: 08-2024
DATE: 04-13-2024

A-TECH HOME PLANS
BUILDING DESIGN | DRAFTING
TRACY COOK | 801.498-4454
THIS PLAN IS ISSUED FOR CONSTRUCTION
ONLY. IT IS NOT TO BE USED FOR ANY OTHER
PURPOSES. THE USER OF THIS PLAN AGREES
TO HOLD THE DESIGNER HARMLESS FROM
ANY AND ALL CLAIMS, DAMAGES, LOSSES
AND EXPENSES, INCLUDING ATTORNEY'S
FEES, THAT MAY BE ASSERTED AGAINST
THE DESIGNER BY ANY THIRD PARTY.

SHEET TITLE:

ELEVATIONS
ELECTRICAL PLAN

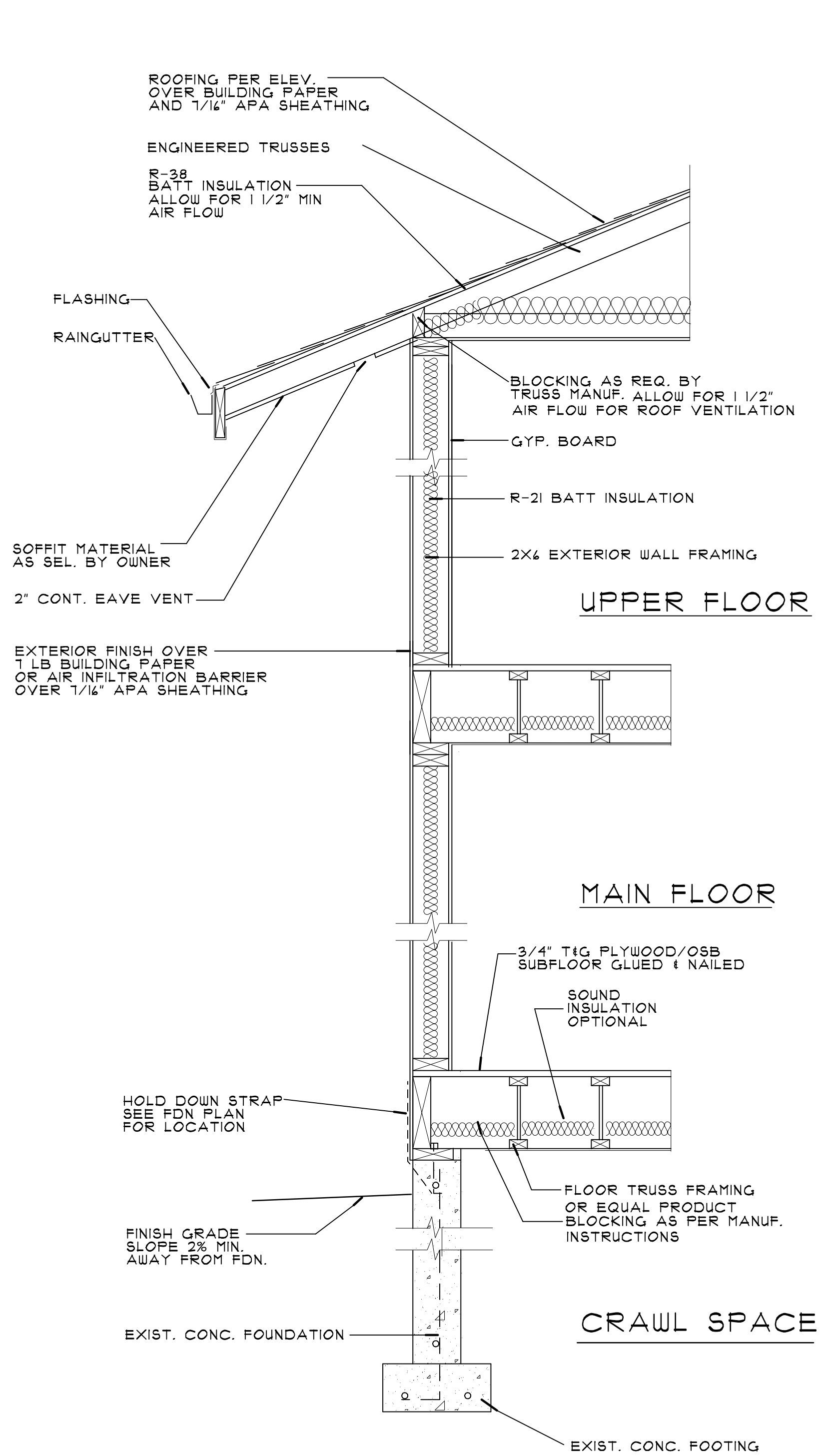
PROJECT NAME:

ADDITION FOR LISA MITTNACHT
1213 SULLIVAN ROAD
PARK CITY, UTAH

SHEET:

A-4

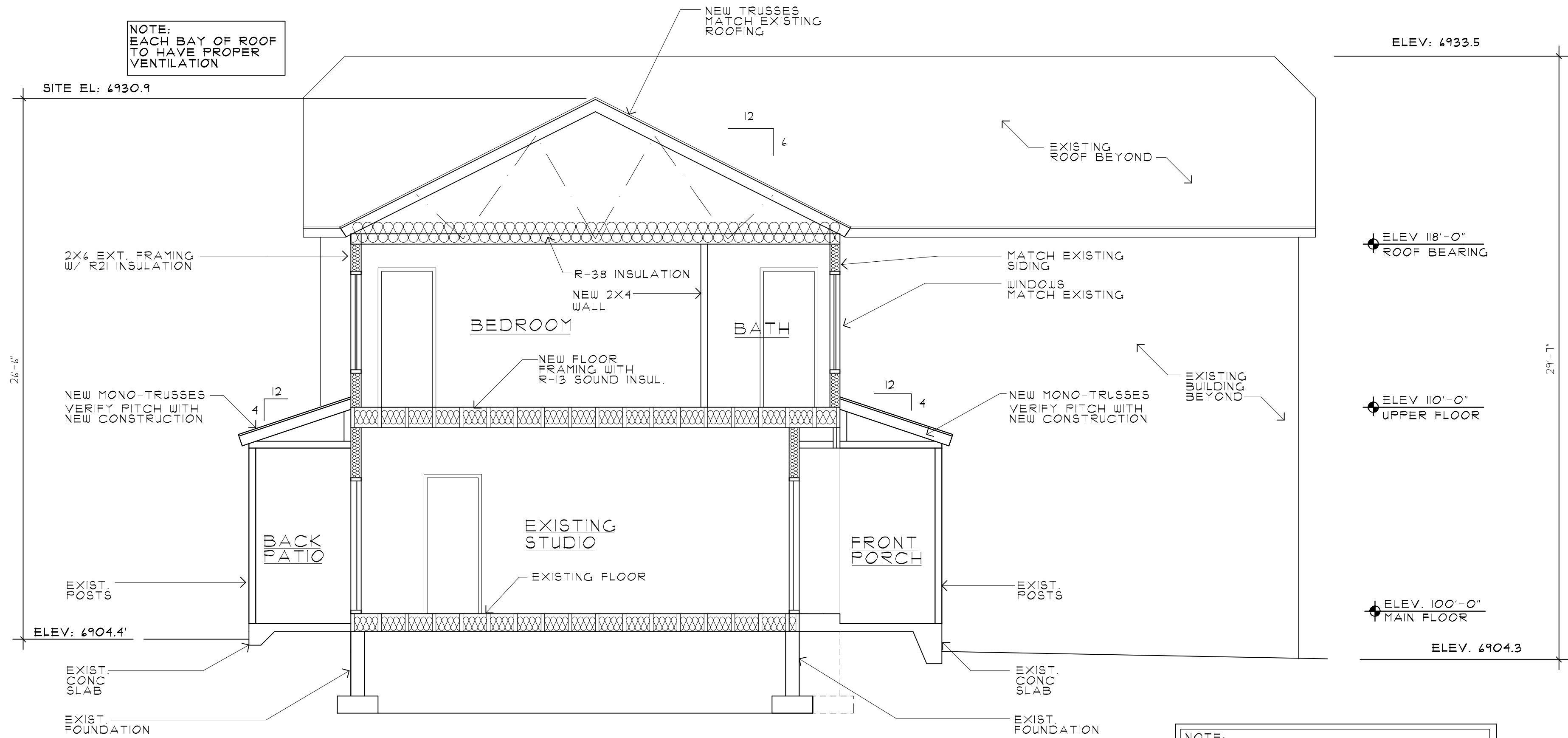
PH: (904) 710-4444



TYPICAL WALL SECTION

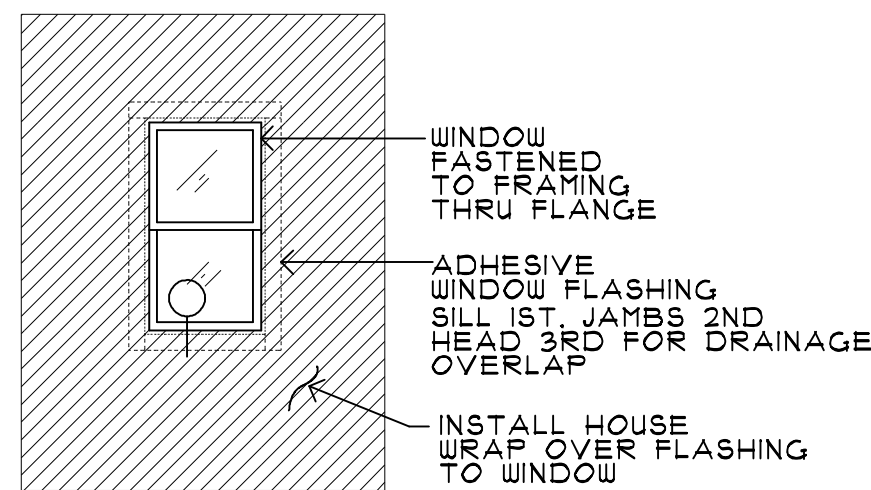
NOT TO SCALE

ALL REQUIREMENTS FOR THE INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE CODES & AUTHORITIES HAVING JURISDICTION SHALL BE FOLLOWED

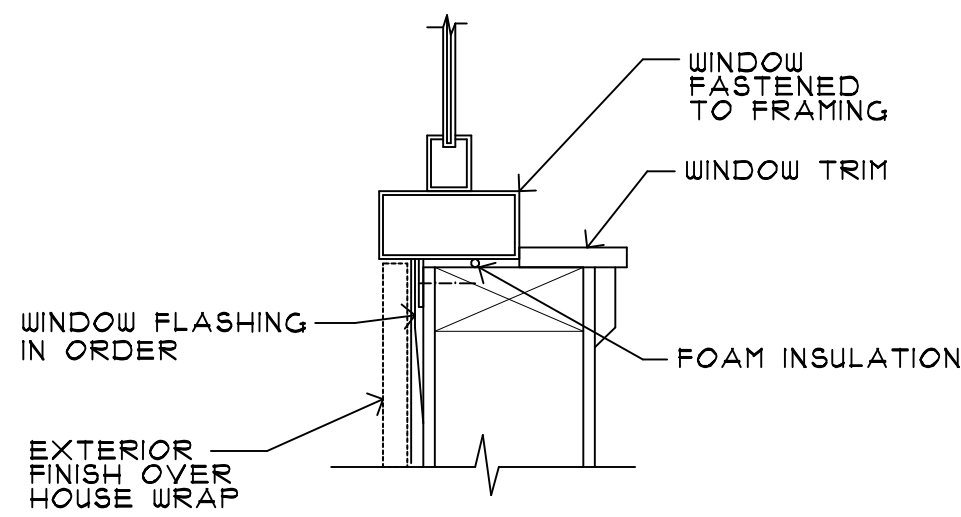


BUILDING SECTION

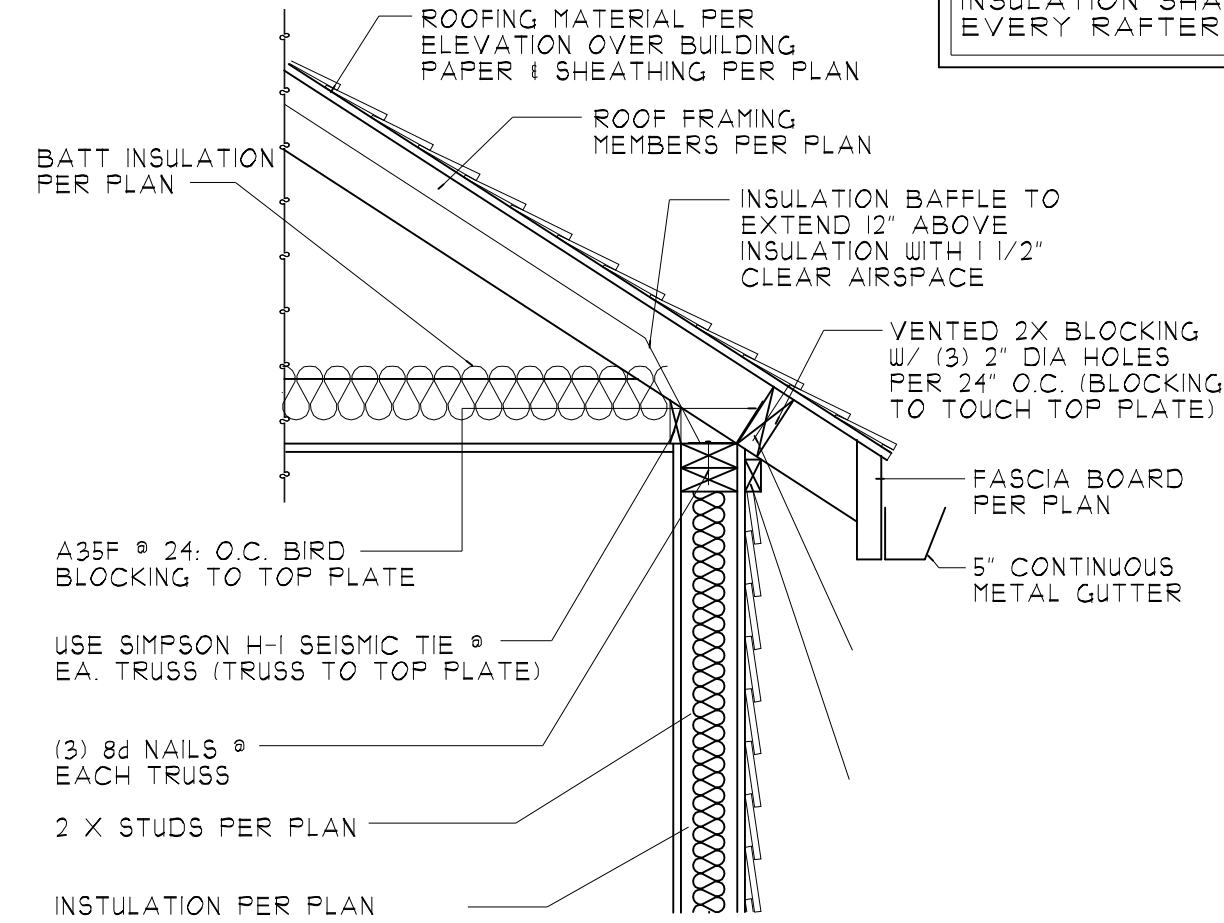
SCALE 1/4" = 1'-0"



WINDOW FLASHING ELEVATION



WINDOW FLASHING SECTION



EAVE DETAIL

NOT TO SCALE

NOTE:
CONTRACTOR TO VERIFY ALL BEARING ELEVATIONS WITH STRUCTURAL SIZES AND CONSTRUCTION METHOD. SEE STRUCTURAL

NOTE:
UTAH REQUIRES AN INSPECTION OF THE WEATHER RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER-RESISTANT EXTERIOR WALL ENVELOPE

NOTE:
ALLOW 1" AIR SPACE BETWEEN INSULATION AND BOTTOM OF SHEATHING
INSULATION SHALL BE FULL HEIGHT IN EVERY RAFTER BAY

DATE: 01-2022
DATE: 08-2024
DATE: 04-2024

A-TECH HOME PLANS
BUILDING DESIGN & DRAFTING
TRUDY COOK (801) 498-4454
THIS PLAN IS ISSUED FOR CONSTRUCTION PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT.

SHEET TITLE:
WALL SECTION / DETAILS
BUILDING SECTION

PROJECT NAME:
ADDITION FOR LISA MITTNACHT
1273 SULLIVAN ROAD
PARK CITY, UTAH
PH: (904) 710-4444

SHEET:

A-5



Planning Department

October 9, 2024

Lisa Mittnacht
106 Blue Heron Pond Rd
Johns Island, SC 29455

CC: Park City Surveying

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 1273 and 1275 Sullivan Road

Zoning District: Historic Residential Medium Density

Application: Condominium Plat Amendment

Project Number: PL-24-06182

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: October 9, 2024

Project Summary: The Applicant proposes a Plat Amendment to add a second story room above existing single-story Unit 6, to expand the floor area of Unit 5 by 441 square feet. The second-floor room will directly connect and access through the existing second floor room of Unit 5. Unit 6 will remain a one floor unit as currently existing. The existing vaulted ceiling in Unit 6 will be lowered. There are no changes to the existing Common or Limited Common areas proposed by the Applicant

Action Taken

On October 9, 2024, the Planning Commission conducted a public hearing and approved the Alpine Retreat @ Park City Units 5 and 6, Amended plat according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On April 26, 2001, the City Council passed Ordinance No. 01-12, approving the Alpine Retreat @ Park City, a condominium plat with six units, including two Significant Historic Structures, 1266 and 1274 Park Avenue.



Planning Department

2. Alpine Retreat @ Park City condominium was recorded with Summit County on June 12, 2001 (Recorder # 591068).
3. On July 9, 2020, the City Council adopted Ordinance No. 2020-33 approving the Alpine Retreat @ Park City Unit 1 Amended, which allowed for a garage addition for 1274 Park Avenue
4. The six units in the Alpine Retreat @ Park City range in size from 441 square feet to 1,945 square feet. Unit 5 and Unit 6 are in the same Structure and were approved as a Duplex, which later became part of the Alpine Retreat @ Park City Condominium.
5. The Applicant proposes a second amendment to the Condominium Plat to construct a 441-square-foot addition above Unit 6 to increase Unit 5, from an overall floor area of 1,845 square feet to 2,286 square feet. The existing upper level of Unit 5 is 852 square feet, the proposed square footage of the upper level is 1,293 square feet. The Applicant proposes no changes to the square footage of Unit 6, though the ceiling height will be reduced to accommodate the expansion of Unit 5.
6. Alpine Retreat @ Park City is located in the Historic Residential Medium Density (HRM) Zoning District.
7. The Alpine Retreat @ Park City Units 5 and 6, Amended Plat complies with LMC Chapter 15-2.4, the Historic Residential Medium Density Zoning District requirements.
8. The existing Building Height of Unit 5 is 29.7 feet from existing grade. On March 22, 2000, Park City issued a Building Permit (B99-04877) for the Structure with a height of 29.7 feet.
9. At the time of approval 1273 and 1275 Sullivan were in the Historic Residential-1 (HR-1) Zoning District which had a maximum height of 27 feet from Existing Grade.
10. The Non-Complying Building Height will not be expanded and the proposed expansion of the Building Height above Unit 6 to extend the square footage of Unit 5 must comply with the 27-foot maximum from Existing Grade pursuant to LMC § 15-2.4-5. The proposed plat amendment increases the height of the portion of the Structure above existing Unit 6 from 18.6 feet to 26.5 feet above Existing Grade.
11. There are two potential parking calculations -- one through the Use of the Structure as a Duplex, and one through the Use of the Structure as a



Planning Department

Condominium. Pursuant to LMC § 15-3-6 the Use requiring the higher number of parking spaces governs.

12. LMC § 15-3-6 requires two Parking Spaces for condominiums greater than 2,000 square feet, 1.5 Parking Spaces for condominiums greater than 1,000 square feet and less than 2,000 square feet, and one Parking Space for condominiums less than 1,000 square feet.
13. Unit 5 is 1,845 square feet, requiring 1.5 parking spaces. The Applicant proposes to add 441 square feet to Unit 5, bringing the total square footage to 2,286 square feet, triggering an increase of 0.5 Parking Spaces for two Parking Spaces. Unit 6 is proposed to remain 441 square feet and requires one Parking Space. In total, under the condominium requirements, Units 5 and 6 must satisfy three Parking Spaces.
14. LMC § 15-3-6 requires two Parking Spaces are required for each Dwelling Unit within a Duplex for a total of four Parking Spaces.
15. When the Alpine Retreat @ Park City Condominium Plat was approved by the City Council on April 26, 2001, the Structure at 1273 and 1275 Sullivan was referred to as a Duplex (Exhibit E). A Duplex at the time required four Parking Spaces – two Parking Spaces for each unit. The 2001 Condominium Plat was approved with two Parking Spaces in the attached garage and two tandem Parking Spaces in a driveway (pursuant to LMC § 15-2.4-11 Tandem Parking is allowed in the Historic District). However, the two tandem Parking Spaces were approved without meeting the required Parking Space dimensions.
16. The attached two-car garage for Units 5 and 6 satisfies two Parking Spaces. LMC § 15-3-3 requires two-car garage dimensions to be 20 feet wide by 20 feet deep. The garage is 24 feet by 21 feet and complies with the required dimensions.
17. Pursuant to LMC § 15-3-3(F)(1) Parking Spaces must be at least 9 feet wide by 18 feet long. The portion of the driveway that is within the Alpine Retreat @ Park City plat is 22 feet wide and 16 feet long. An additional 15 feet and 8 inches of driveway space encroaches onto City property. The area in front of the driveway on City property has been used as parking as approved for the Duplex since 2001. The Applicant filed an Encroachment Agreement with the Engineering Department to allow for the continued parking within City property, and staff recommends the Plat Amendment be conditioned upon approval and recordation of the Encroachment Agreement.



Planning Department

18. The Applicant has filed an Encroachment Agreement with the Engineering Department. The proposal complies with LMC § 15-7.1-3(B), Plat Amendment
19. Changes to platted elements including conversion of Common Area/Limited Common Area within a condominium requires a Plat Amendment.
20. Plat Amendments shall be reviewed according to the requirements of LMC § 15-7-1.6 and approval shall require a finding of Good Cause.
 - a. LMC § 15-15-1 defines Good Cause as “[Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”
 - b. Staff finds Good Cause for this plat amendment because this amendment does not create any non-conformities or change the Building Footprint of the existing Structure. The amendment will remain compliant with the parking requirements for the HRM Zoning District and is consistent with original approvals. No Public Street, Right of Way, or easement has been vacated or amended.

Conclusions of Law

1. There is Good Cause for this plat amendment.
2. The Plat Amendment is consistent with Land Management Code § 15-7.1-3(B), § 15-7.1-6, and Chapter 15-2.4 Historic Residential Medium Density Zoning District.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The Applicant must record an Encroachment Agreement with the Engineering Department to satisfy the required parking requirements for the Structure. There shall be a requirement in the Encroachment Agreement that the Applicant shall construct a parking pad to satisfy the parking requirements for the site.

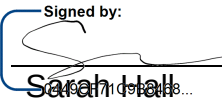


Planning Department

2. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, the Conditions of Approval, and the amended CC&Rs prior to recordation of the plat.
3. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

If you have questions or concerns regarding this Final Action Letter, please call (435) 640 – 8683 or email meredith.covey@parkcity.org

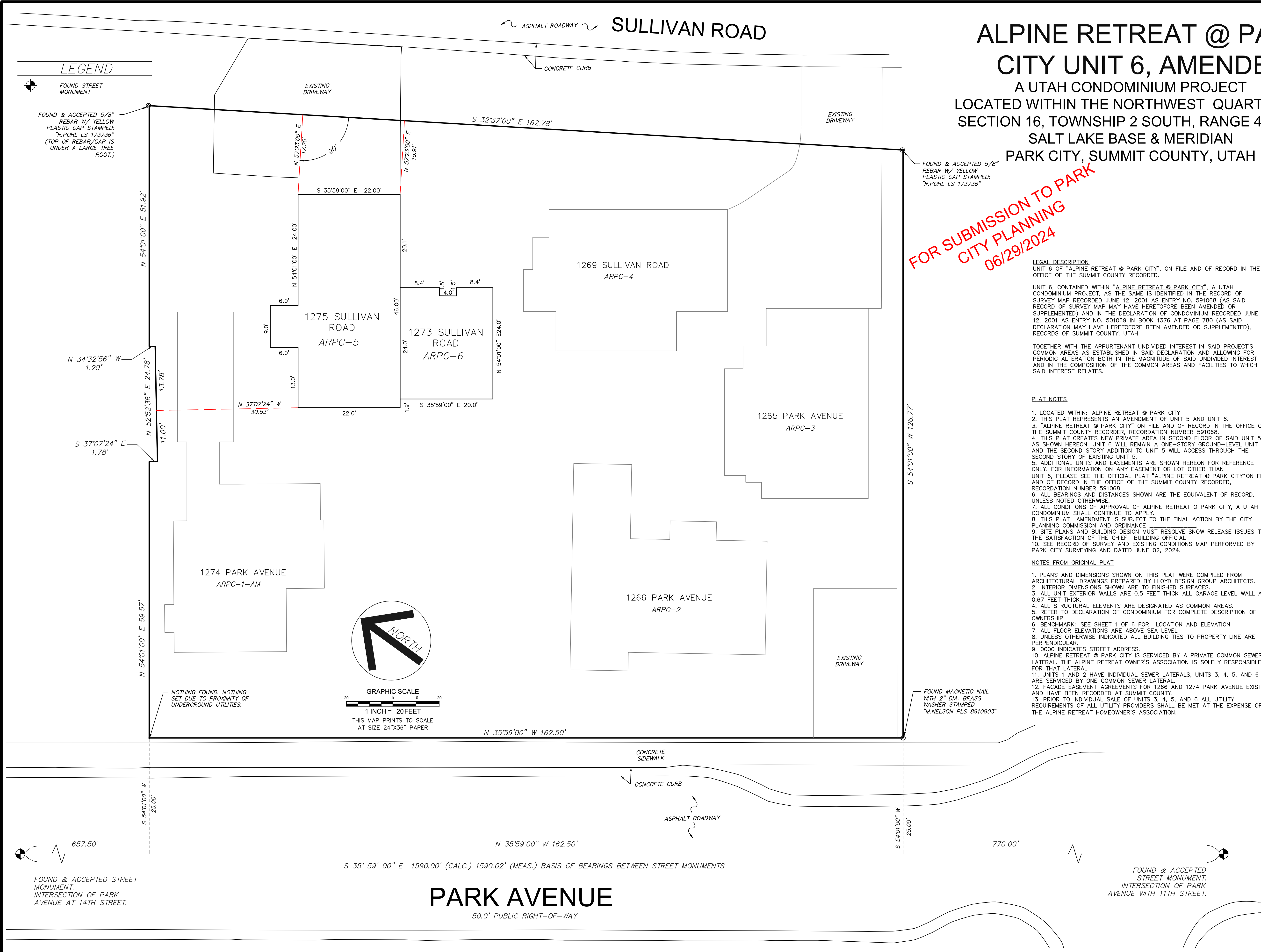
Sincerely,

Signed by:

Sarah Hall

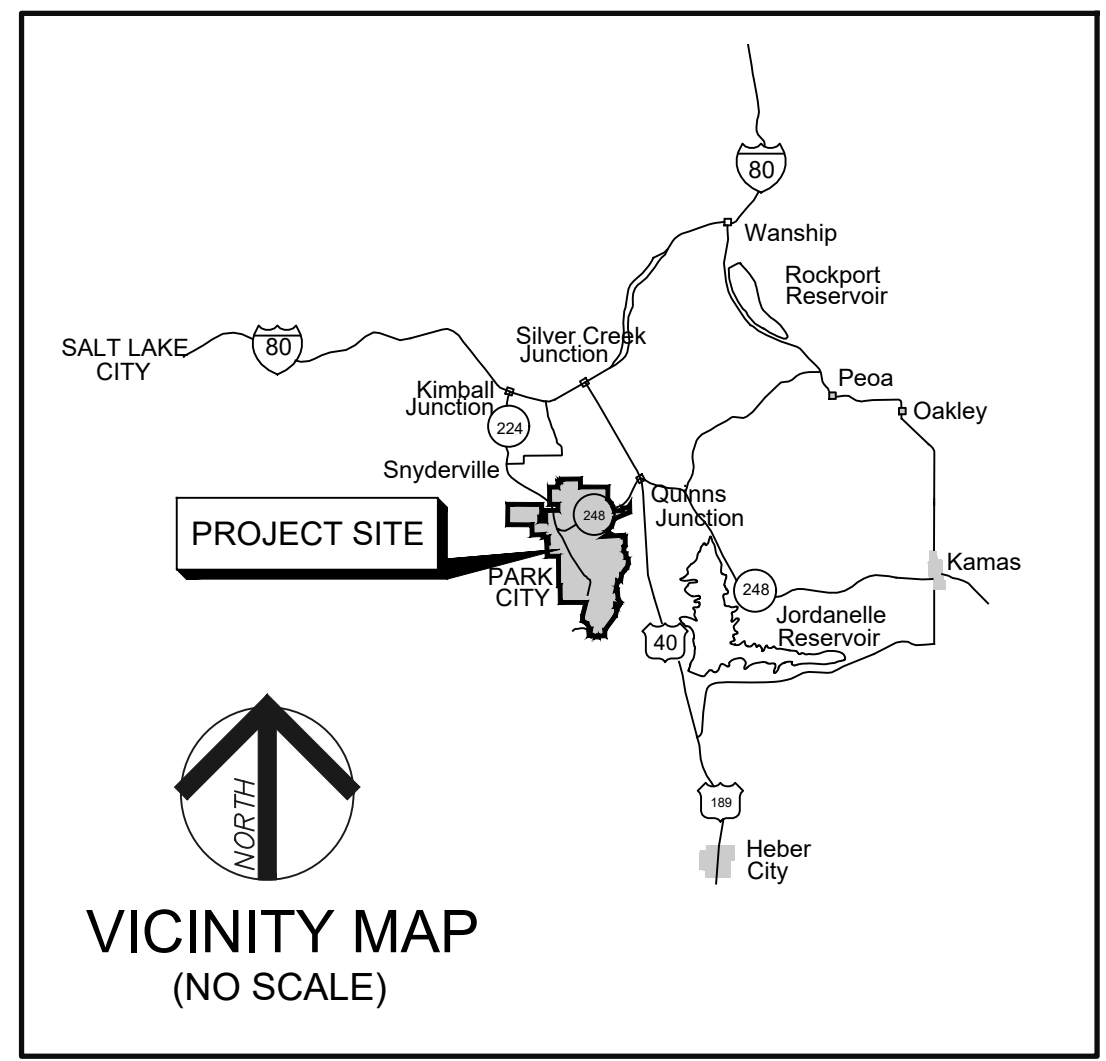
Planning Commission Chair

CC: Meredith Covey

Attachment 1: Proposed Plat



FOR SUBMISSION TO PARK CITY PLANNING
06/29/2024



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, LISA A. MITTNACHT, REPRESENTATIVE OF PISTACHIO LLC, A UTAH LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, TO BE KNOWN HEREAFTER AS THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND KNOWN AS THE ALPINE RETREAT @ PARK CITY UNIT 6, AMENDED, DO HEREBY CERTIFY THAT I HAVE CAUSED THIS PLAT TO BE PREPARED, AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 2024.

LISA MITTNACHT
REPRESENTATIVE
PISTACHIO, LLC, A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 20____, LISA A. MITTNACHT, REPRESENTATIVE OF PISTACHIO LLC, A UTAH LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE), AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE LANDOWNERS, AND THAT SAID DOCUMENT WAS SIGNED BY THEM, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THIS "ALPINE RETREAT @ PARK CITY UNIT 6, AMENDED" PLAT AMENDMENT.

SIGNATURE _____
A NOTARY PUBLIC COMMISSIONED IN _____
PRINTED NAME _____
RESIDING IN _____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER _____

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, OF SANDY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 8910903, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH.

I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE PERFORMED A SURVEY OF "UNIT 6" AND LOT "COMMON AREA", AS SHOWN AND DESCRIBED HEREON, AND HAVE MADE A PLAT AMENDMENT HEREAFTER TO BE KNOWN AS "ALPINE RETREAT @ PARK CITY UNIT 6, AMENDED" AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.

I FURTHER CERTIFY THAT THIS PLAT AMENDMENT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

MARTINA NELSON
P.L.S. 8910903

PROFESSIONAL LAND SURVEYOR
No. 8910903
EXPIRATION DATE: 06/29/2024
STATE OF UTAH

NOT FOR RECORD

SHEET 1 OF 2
06/29/2024

Park City Surveying
PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

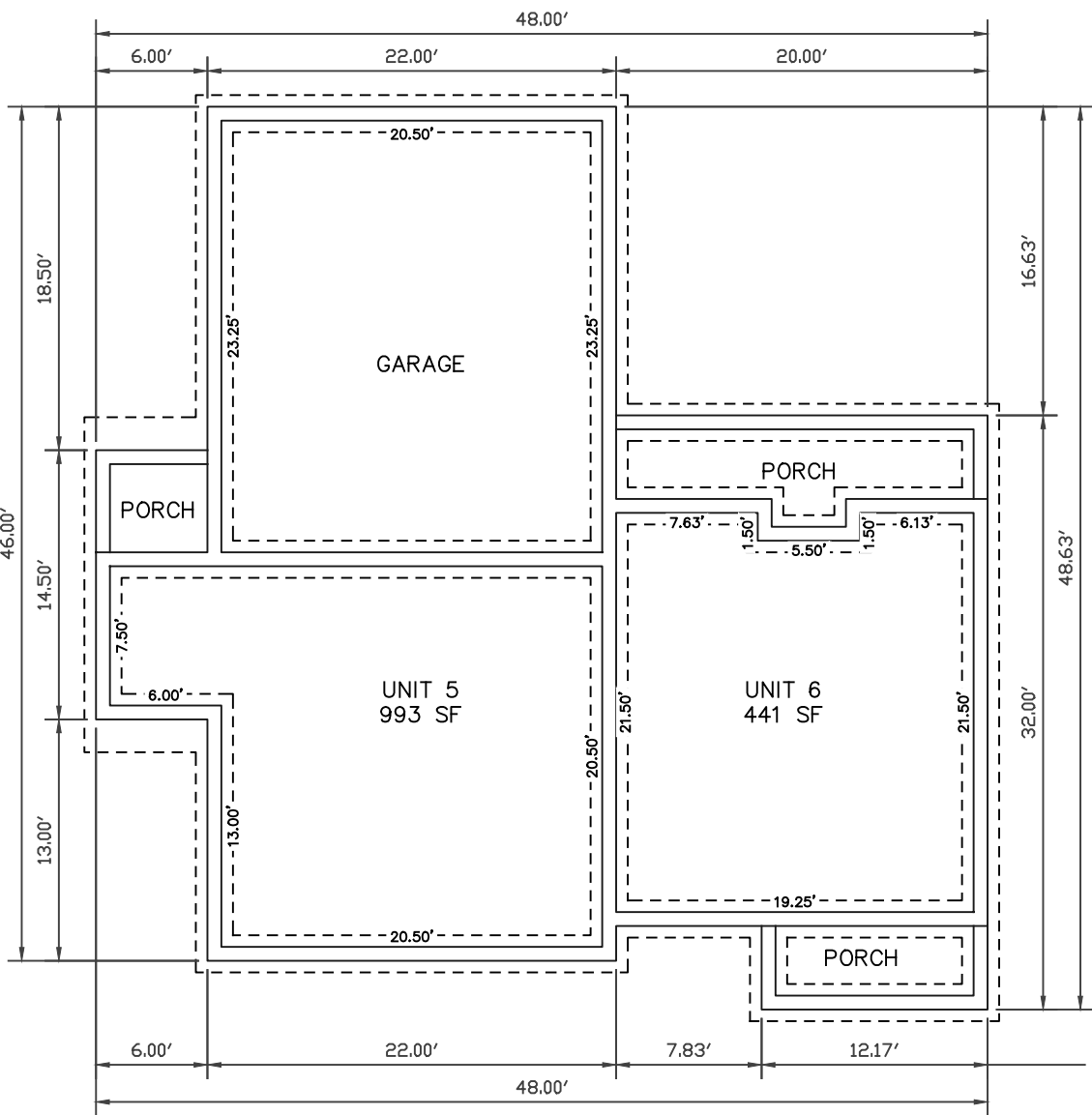
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF _____, 20____. S.B.W.R.D. REPRESENTATIVE	PARK CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS ____ DAY OF _____, 20____. PLANNING COMMISSION CHAIRMAN	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 20____. PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF _____, 20____. PARK CITY ATTORNEY	COUNCIL APPROVAL & ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____, 20____. PARK CITY MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF _____, 20____. PARK CITY RECORDER	PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS ____ DAY OF _____, 20____. BY: JEFF WARD, GIS DIRECTOR SUMMIT COUNTY GIS COORDINATOR	RECORDED ENTRY NUMBER: _____ BOOK _____ PAGE: _____ STATE OF UTAH, COUNTY OF _____ DATE: _____ TIME: _____ FEE PAID: _____ RECORDED AND FILED AT THE REQUEST OF: _____ COUNTY RECORDER:
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ALPINE RETREAT @ PARK CITY UNIT 6, AMENDED

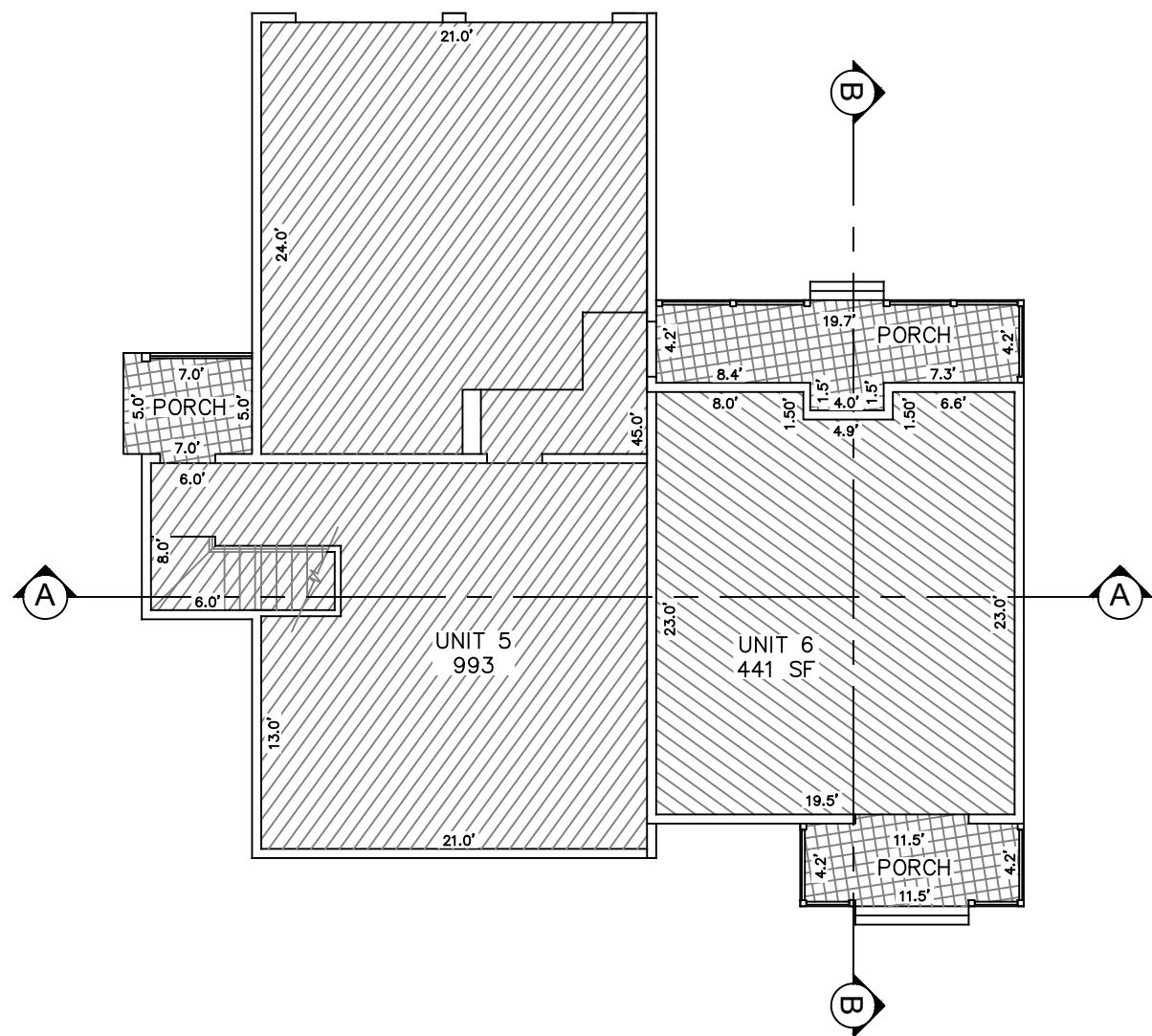
A UTAH CONDOMINIUM PROJECT
LOCATED WITHIN THE NORTHWEST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

FOR SUBMISSION TO PARK
CITY PLANNING
06/29/2024

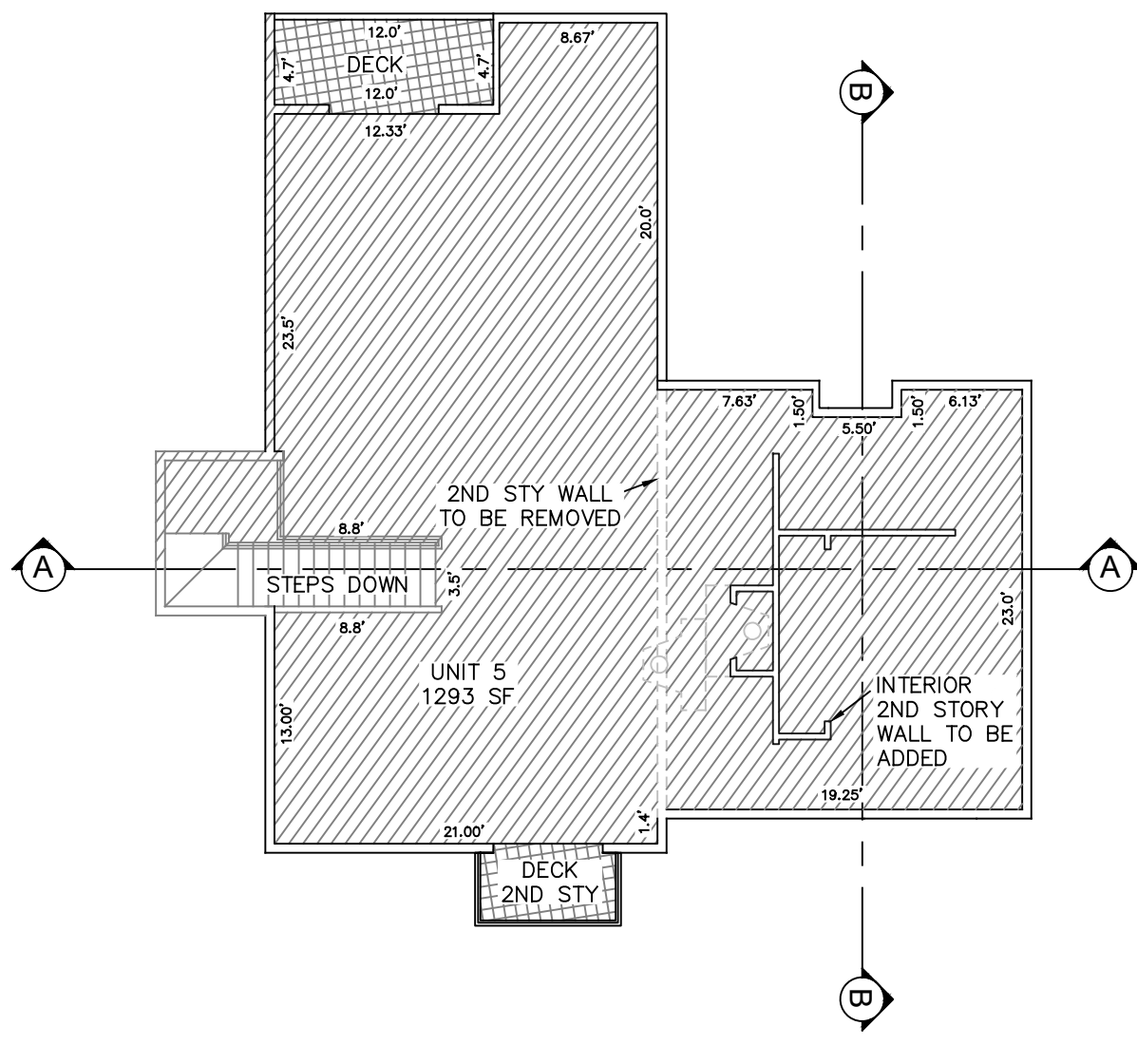
FLOOR PLANS



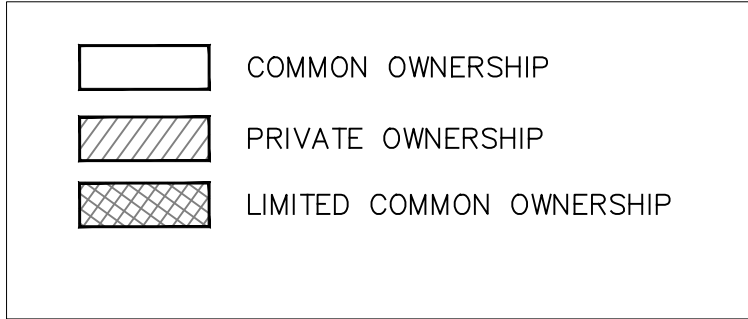
FOUNDATION



MAIN LEVEL



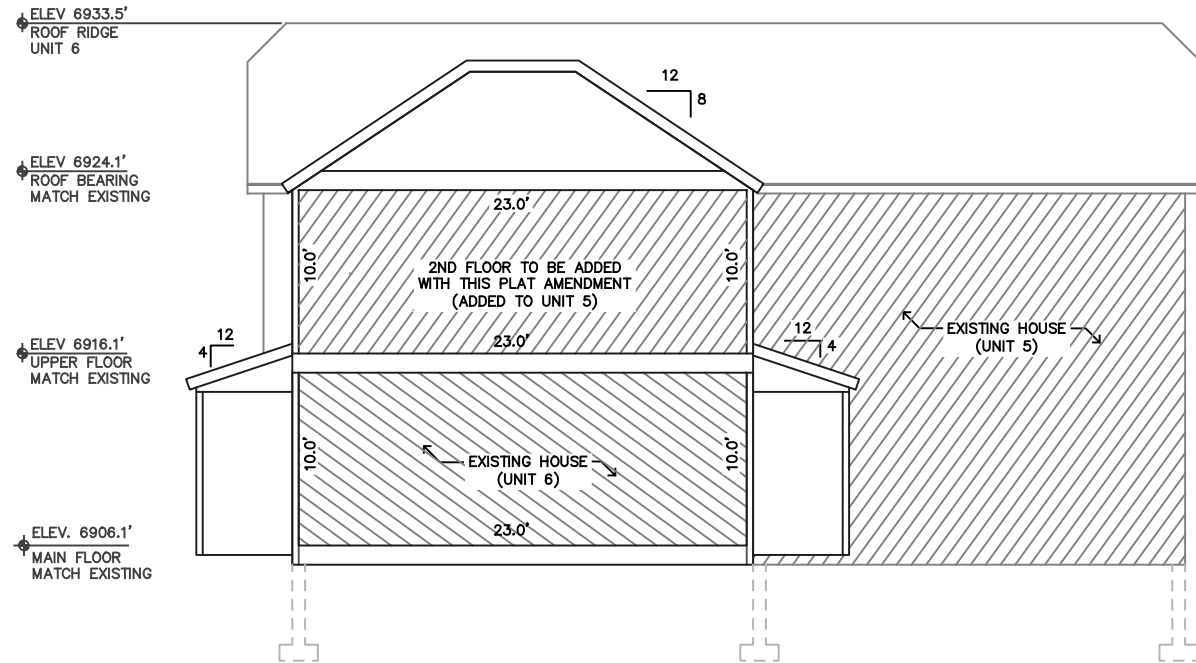
UPPER LEVEL



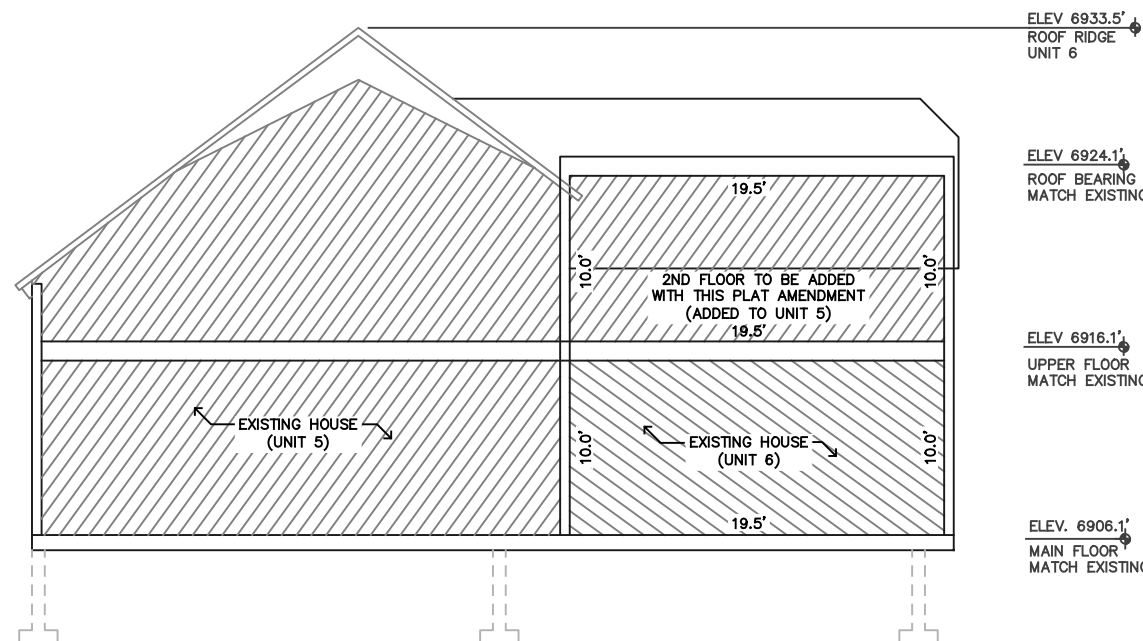
BUILDING SECTIONS

NOTES FROM ORIGINAL PLAT (ALPINE RETREAT @ PARK CITY)

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY LLOYD DESIGN GROUP ARCHITECTS.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL UNIT EXTERIOR WALLS ARE 0.5 FEET THICK ALL GARAGE LEVEL WALL ARE 0.67 FEET THICK.
4. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
5. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
6. BENCHMARK: SEE SHEET 1 OF 6 FOR LOCATION AND ELEVATION.
7. ALL FLOOR ELEVATIONS ARE ABOVE SEA LEVEL.
8. UNLESS OTHERWISE INDICATED ALL BUILDING TIES TO PROPERTY LINE ARE PERPENDICULAR.
9. 0000 INDICATES STREET ADDRESS.
10. ALPINE RETREAT @ PARK CITY IS SERVICED BY A PRIVATE COMMON SEWER LATERAL. THE ALPINE RETREAT OWNER'S ASSOCIATION IS SOLELY RESPONSIBLE FOR THAT LATERAL.
11. UNITS 1 AND 2 HAVE INDIVIDUAL SEWER LATERALS, UNITS 3, 4, 5, AND 6 ARE SERVICED BY ONE COMMON SEWER LATERAL.
12. FACADE EASEMENT AGREEMENTS FOR 1266 AND 1274 PARK AVENUE EXIST AND HAVE BEEN RECORDED AT SUMMIT COUNTY.
13. PRIOR TO INDIVIDUAL SALE OF UNITS 3, 4, 5, AND 6 ALL UTILITY REQUIREMENTS OF ALL UTILITY PROVIDERS SHALL BE MET AT THE EXPENSE OF THE ALPINE RETREAT HOMEOWNER'S ASSOCIATION.



SECTION A-A



SECTION B-B

GRAPHIC SCALE
1 INCH = 30 FEET
THIS MAP PRINTS TO SCALE
AT SIZE 24"x36" PAPER

Park City
Surveying

PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

RECORDED

ENTRY NUMBER: _____
BOOK _____ PAGE: _____
STATE OF UTAH, COUNTY OF _____
DATE: _____ TIME: _____
FEE PAID: _____
RECORDED AND FILED AT THE REQUEST OF: _____
COUNTY RECORDER: _____

RIDGE
ELEV. = 126'-11"
HEIGHT
28.6'
28' - 7"

FIN UPPER P.L.
ELEV. = 118'-0"

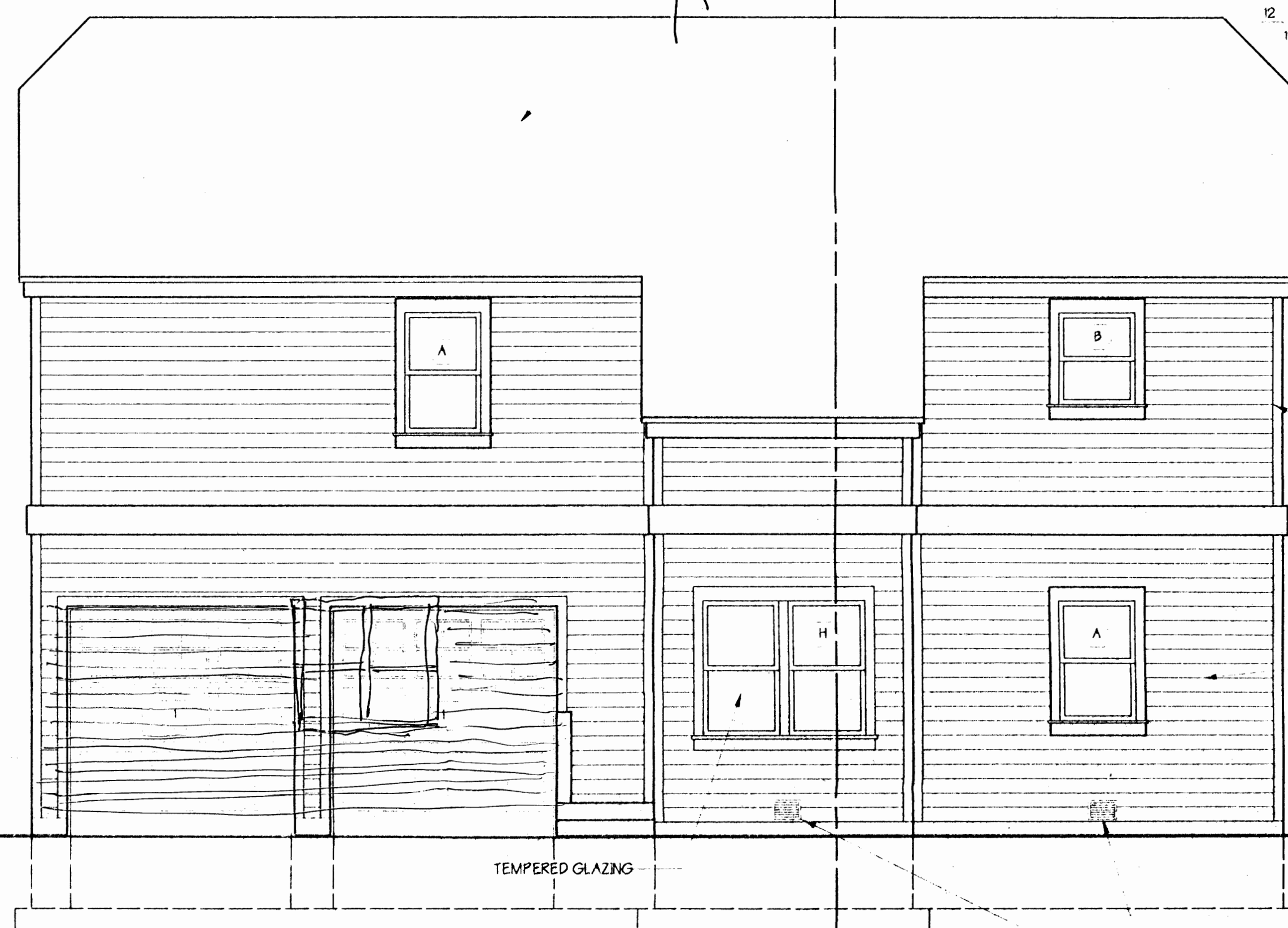
FIN UPPER FLOOR
ELEV. = 110'-0"

FIN MAIN FLOOR
ELEV. = 100'-0"

T.O. FOUNDATION
ELEV. = 98'-10"

FIN/EXISTING GRADE
ELEV. = 98'-4"

T.O. FOOTING
ELEV. = 95'-10"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

HEIGHT
28.6'
28' - 7"

RIDGE
ELEV. = 126'-11"

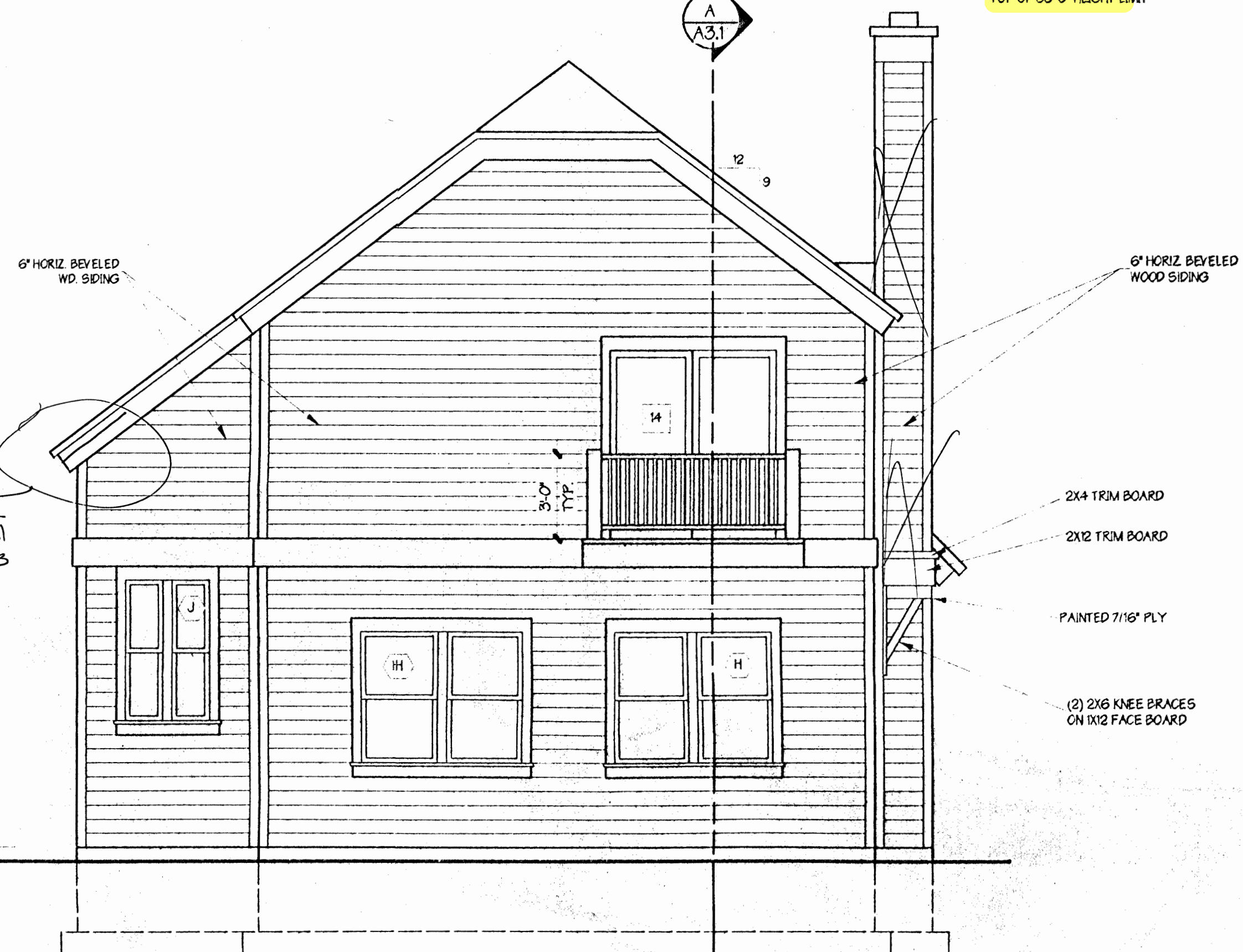
FIN UPPER FLOOR
ELEV. = 110'-0"

FIN MAIN FLOOR
ELEV. = 100'-0"

T.O. FOUNDATION
ELEV. = 98'-10"

FIN/EXISTING GRADE
ELEV. = 98'-4"

T.O. FOOTING
ELEV. = 95'-10"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

HEIGHT
28.6'
28' - 7"

RIDGE
ELEV. = 126'-11"

FIN UPPER P.L.
ELEV. = 118'-0"

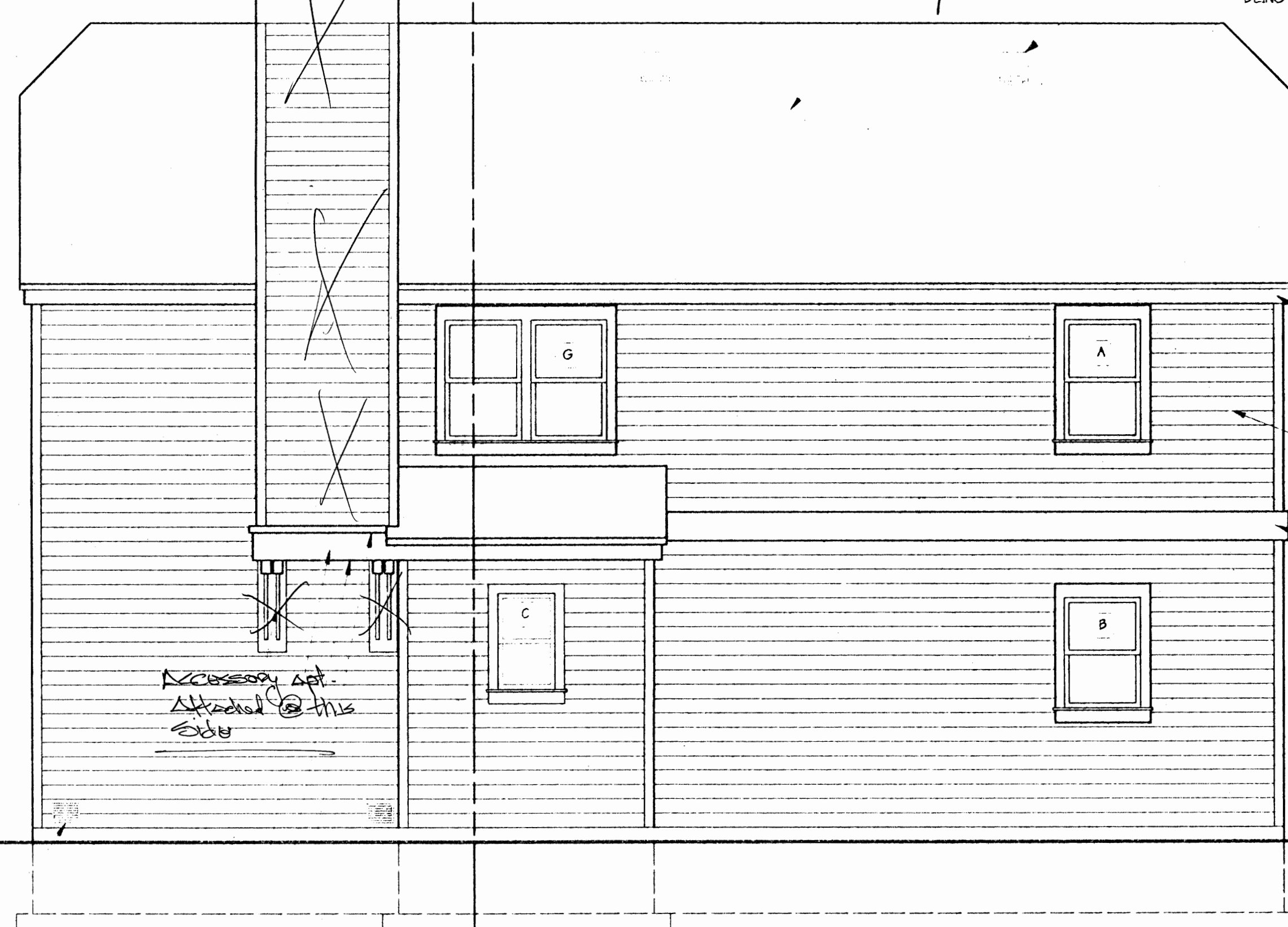
FIN UPPER FLOOR
ELEV. = 110'-0"

FIN MAIN FLOOR
ELEV. = 100'-0"

T.O. FOUNDATION
ELEV. = 98'-10"

FIN/EXISTING GRADE
ELEV. = 98'-4"

T.O. FOOTING
ELEV. = 95'-10"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

HEIGHT
28.6'
28' - 7"

RIDGE
ELEV. = 126'-11"

FIN UPPER P.L.
ELEV. = 118'-0"

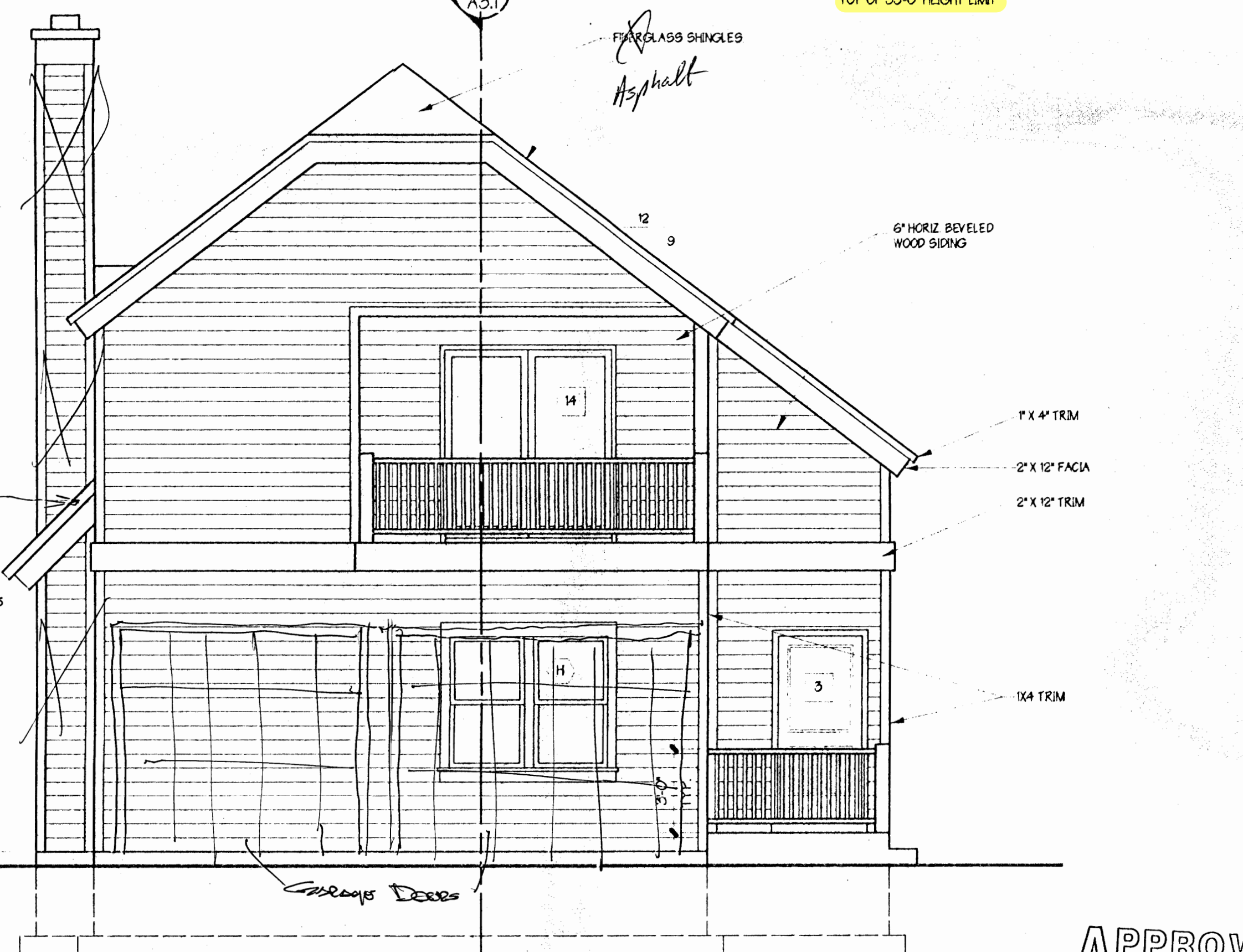
FIN UPPER FLOOR
ELEV. = 110'-0"

FIN MAIN FLOOR
ELEV. = 100'-0"

T.O. FOUNDATION
ELEV. = 98'-10"

FIN/EXISTING GRADE
ELEV. = 98'-4"

T.O. FOOTING
ELEV. = 95'-10"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

APPROVED
MAR 22 2000

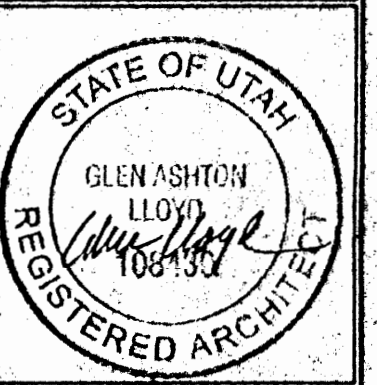
PLANNING DEPT. PARK CITY
APPROVED BUILDING INSPECTION

DATE: 1.31.00

Remodels and New Structures for:
BOYLE CONDO #5
1266-1274 Park Avenue
Park City, Utah

SHEET NO:
A2.1

LLOYD DESIGN GROUP
ARCHITECTS
511 EAST BROADWAY
(801) 328-3245



DATE
APRIL 27, 1999

REVISIONS
JULY 29, 1999 (PLAN REVIEW)

driveway location standards for additions to Historic Buildings when the scale of the addition or driveway location is Compatible with the Historic Structure, and complies with all other provisions of this Chapter, the Building and the Fire Codes.

15-2.2.6. BUILDING HEIGHT.

No Structure shall be erected to a Height greater than twenty-seven feet (27'). In cases where due to excavation Final Grade is lower than Existing Grade, no exterior wall (Measured to the top of the plate) shall exceed a Height of twenty-two feet (22'). This limitation shall not include the wall area within a gable end or wall dormer approved by the Community Development Department and/or the Historic District Commission.

The following exceptions apply:

- (A) Antenna, chimney, flue, vent, or similar Structure, up to five feet (5') above the maximum Height.
- (B) Mechanical equipment up to five feet (5') above the maximum Height.
- (C) To accommodate a roof form consistent with the Historic District Design Guidelines, the Community Development Department may grant additional Building Height provided that no more than twenty percent (20%) of the ridgeline exceeds the Height requirement.

15-2.2.7. DEVELOPMENT ON STEEP SLOPES.

Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects to neighboring land and Improvements, and consistent with the Historic District Design Guidelines.

(A) **ALLOWED USE.** An allowed residential Structure and/or access to said Structure located upon an existing Slope of thirty percent (30%) or greater must not exceed a total square footage of one thousand square feet (1000 sq. ft.) including the garage.

(B) **CONDITIONAL USE.** A Conditional Use Permit is required for any Structure in excess of one thousand square feet (1000 sq. ft.) if said Structure and/or access is located upon any existing Slope of thirty percent (30%) or greater. The Community Development Department shall review all Conditional Use Permit applications and forward a recommendation to the Planning Commission. The Planning Commission shall review all Conditional Use Permit applications as Consent Calendar items, unless the Planning Commission removes the item from the Consent Agenda and sets the matter for a Public Hearing. Conditional Use Permit applications shall be subject to the following criteria:

- (1) **LOCATION OF DEVELOPMENT.** Development is located and designed to reduce visual and environmental impacts of the Structure.

Planning Department Staff Report



Subject: 91 King Road
Application: PL-24-06328
Author: Lillian Zollinger, Planner III
Date: March 20, 2025
Type of Item: Historic District Design Review

Recommendation

(I) Review the proposal to construct a new Single-Family Dwelling at 91 King Road, (II) conduct a public hearing, and (III) consider approving the Historic District Design Review based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Dean Polce, represented by Jonathan DeGray
Location: 91 King Road
Zoning District: Historic Residential - Low
Adjacent Land Uses: Single Family Dwellings, Open Space
Reason for Review: The Planning Director reviews and takes final action on Historic District Design Reviews.¹

HDDR Historic District Design Review
HRL Historic Residential Low - Density
LMC Land Management Code
ROW Right-of-Way
SFD Single-Family Dwelling

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Summary

The Applicant proposes to construct a new Single-Family Dwelling (SFD) at 91 King Road, a site that has a Very Steep Slope at the rear.

Background

91 King Road is an unusual 2,298-square-foot Lot because the Lot is not rectangular in shape. The site is in the Historic Residential - Low Density (HRL) Zoning District. There is an existing non-historic Single-Family Dwelling (SFD) constructed in 1970 on site. The Applicant proposes to demolish the existing SFD to construct a new one.

¹ LMC [§ 15-11-12](#)



91 King Road highlighted in white on an excerpt from the Zoning map.



91 King Road viewed from King Road, image from Google.



91 King Road proposed structure; rendering provided by the Applicant.

On August 24, 2021, the Board of Adjustment approved a Variance from the minimum Lot size, Lot width, and Setbacks for 91 King Road, which allowed the Applicant to complete a Plat Amendment. Condition of Approval 5 for the Variance states, “all future development on the Lot shall comply with the requirements of the Historic Residential - Low Density (HRL) Zoning District” (see Exhibit C).

On October 7, 2021, the City Council approved [Ordinance No. 2021-39](#), creating two Lots, one for 91 King Road and one for 95 King Road. 91 King Road is Lot A of the 91 & 95 King Road Plat Amendment.

On February 26, 2025, the Planning Commission approved a Steep Slope Conditional Use Permit (SSCUP) for the site ([Staff Report](#); [Audio](#)).

Analysis

See Final Action Letter, Exhibit A for Analysis.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on March 6, 2025. Staff mailed courtesy notice to property owners within 100 feet on March 6, 2025.²

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Director may approve the HDDR Application;
- The Planning Director may deny the HDDR Application and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: August 24, 2021 Variance Final Action Letter

Exhibit D: Planning Director Setback Determination

Exhibit E: February 26, 2025 SSCUP Final Action Letter

² LMC [§ 15-1-21](#).



Planning Department

March 20, 2025

Dean Polce
91 King Road
Park City, UT 84060

CC: Jonanthan DeGray

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 91 King Road

Zoning District: Historic Residential - Low

Application: Historic District Design Review

Project Number: PL-24-06328

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 20, 2025

Project Summary: The Applicant Proposes to Construct a New Single-Family Dwelling on a Steep Slope.

Action Taken

On March 20, 2025, the Planning Director conducted a public hearing and approved the Historic District Design Review for a new Single-Family Dwelling at 91 King Road according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 91 King Road is an unusual Lot because it is not a rectangle.
2. The property is in the Historic Residential - Low Density (HRL) Zoning District.
3. An existing non-historic Single-Family Dwelling (SFD) was constructed in 1970 on site.
4. The Applicant proposes to demolish the existing SFD and construct a new one.
5. On August 24, 2021, the Board of Adjustment approved a Variance from the minimum Lot size, Lot width, and Setbacks for 91 King Road, which allowed the Applicant to complete a Plat Amendment. Condition of Approval 5 of the



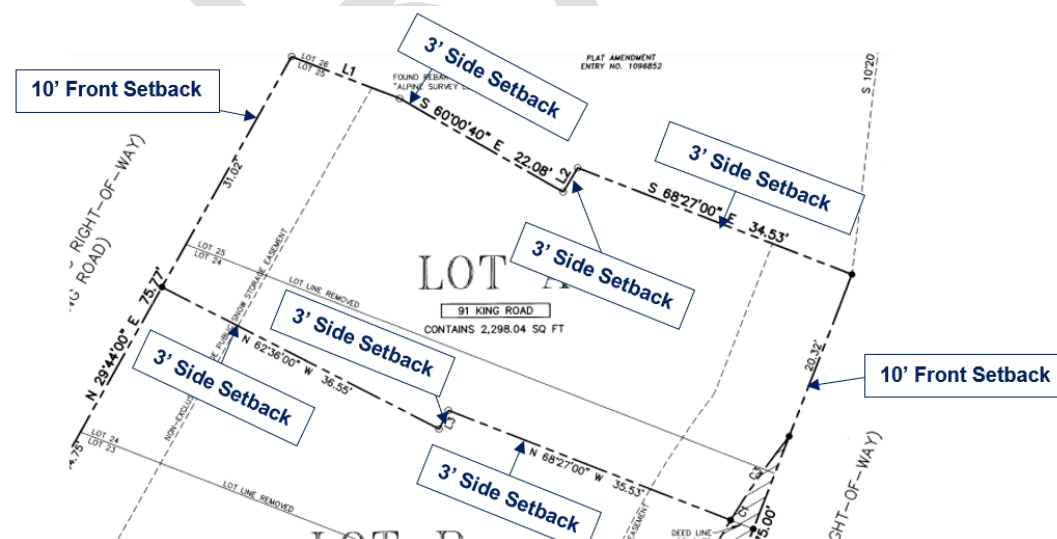
Planning Department

Variance states, “all future development on the Lot shall comply with the requirements of the Historic Residential - Low Density (HRL) Zoning District.”

6. 91 King Road is Lot B of the 91 & 95 King Road Plat Amendment approved under Ordinance No. 2021-39 by the City Council on October 7, 2021.
7. On February 26, 2025, the Planning Commission approved a Steep Slope Conditional Use Permit (SSCUP) for the site.
8. The minimum Lot size in the HRL Zoning District is 3,750 square feet. In 2021, the Board of Adjustment found the property met the Variance criteria and granted a Variance from the minimum Lot size for the 2,298-square-foot Lot.
9. The maximum Lot size in the HRL Zoning District is 5,625 square feet. The Lot is 2,298 square feet and complies.
10. The minimum Lot width in the HRL Zoning District is 35 feet. In 2021, the Board of Adjustment found the property met the Variance criteria and granted a Variance from the minimum Lot width, approving the 32-foot Lot width.
11. **The proposal to construct a Single-Family Dwelling complies with Historic Residential - Low Zoning District requirements outlined in LMC Chapter 15-2.1.**

One of the purposes HRL Zoning District is to “preserve the character of Historic residential Development in Park City.”

LMC [§ 15-4-17](#) outlines the Setbacks for an unusual Lot. On February 13, 2025, the Planning Director determined the Setbacks for 91 King Road were as follows:



LMC [§ 15-2.1-3](#) outlines Lot and site requirements for the HRL Zoning District, shown in the table below:



Planning Department

Zoning Requirement	Analysis
Minimum Lot Size – 3,750 square feet	2021 Variance approved a 2,298-square-foot Lot
Maximum Lot Size – 5,625 square feet	Complies: 2,298 square feet
Minimum Lot Width measured 15' back from the Front Lot Line- 35'	2021 Variance approved 32-foot minimum Lot width measured 15' back from the Front Lot Line
Maximum Building Footprint – 1,010 square feet ¹	Complies: 988 square feet
Front Setbacks for Lots up to 75 feet in depth – 10 feet ²	Conditions of Approval recommended See Exhibit D for the full Setback Determination West Front Setback - Complies: 10' LMC § 15-2.1-3(G)(3) states the Front Setback must be open and free of any Structure except: "Roof overhangs, eaves, or cornices projecting not more than three feet (3') into the Front Setback." The Applicant proposes roof overhangs that extend one and a half feet into the west Front Setback and is compliant. LMC § 15-2.1-3(G)(6) states the Front Setback must be open and free of any Structure except: "Driveways leading to either a garage or an approved Parking Area." The Applicant proposes a driveway and one parking space that partially extends into the Front Setback and is compliant. East Front Setback – Conditions of Approval Recommended: 10' LMC § 15-15-1 defines <i>Setback</i> as "[a] line parallel to a Property Line (or a Right-of-Way, platted Street, existing curb or edge of a Street, whichever line may extend furthest into the lot) at a distance established by the Zoning District." The Applicant is required to update the east Front Setback to be measured from

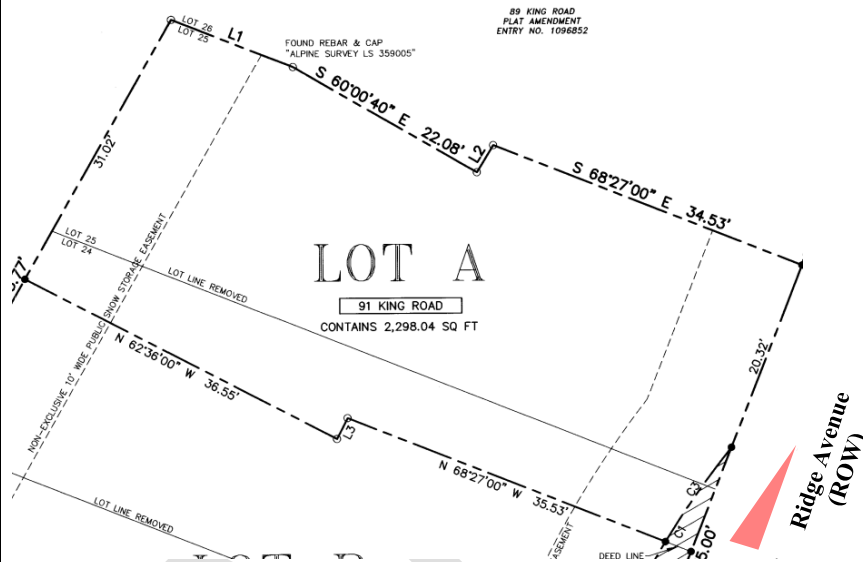
¹ MAXIMUM FP = (A/2) x 0.9^{A/1875} where FP = maximum Building Footprint and A = Lot Area.

² LMC [§ 15-2.1-3\(F\)](#)



Planning Department

the Ridge Avenue Right-of-Way (ROW), as shown on the 91 & 95 King Road Plat Amendment.



Ridge Avenue dedication highlighted in red as recorded on the 91 & 95 King Road Plat.

While the Applicant's plans do not show the Setback in the correct location, the proposed plan does comply with the 10-foot Front Setback requirement and exceptions outlined below.

LMC [§ 15-2.1-3\(G\)\(1\)](#) states the Front Setback must be open and free of any Structure except: "Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2 Fences and Retaining Walls." The Applicant proposes a retaining wall that does not exceed three feet in height in the Front Setback and is compliant.

LMC [§ 15-2.1-3\(G\)\(2\)](#) states the Front Setback must be open and free of any Structure except: "Uncovered steps leading to the Main Building, provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of the Street or intersection." The Applicant proposes stairs in the Front Setback that do not exceed 30" above Final Grade and are compliant.

LMC [§ 15-2.1-3\(G\)](#) states the Front Setback must be open and free of any Structure, except for exceptions stated above. LMC [§](#)



Planning Department

	15-2.1-3(G)(6) also states, “No portion of a Front Yard, except for driveways, allowed Parking Areas and sidewalks, may be Hard-Surfaced or graveled.” The proposed hot tub and patio are in the Front Setback and are not allowed exceptions and must be removed from the plans (see Condition of Approval 19).
Side Setbacks for Lots up to 37.5 feet in width – 3’ each ³	Complies: 3’ LMC § 15-2.1-3(J)(7) states the Side Setback must be open and free of any Structure except: “ Fences, walls, and retaining walls as permitted in Section 15-4-2 Fences and Retaining Walls.” LMC § 15-4-2(A) states, “Fences and retaining walls shall not exceed six feet (6’) in height measured from Final Grade within any required Rear Setback or Side Setback.” The Applicant proposes several retaining walls that do not exceed six feet in height in the Side Setbacks and are compliant. Pursuant to the SSCUP approval Conditions of Approval 15 and 17, any modifications or additional retaining walls must return to the Planning Commission for review (see Exhibit E).

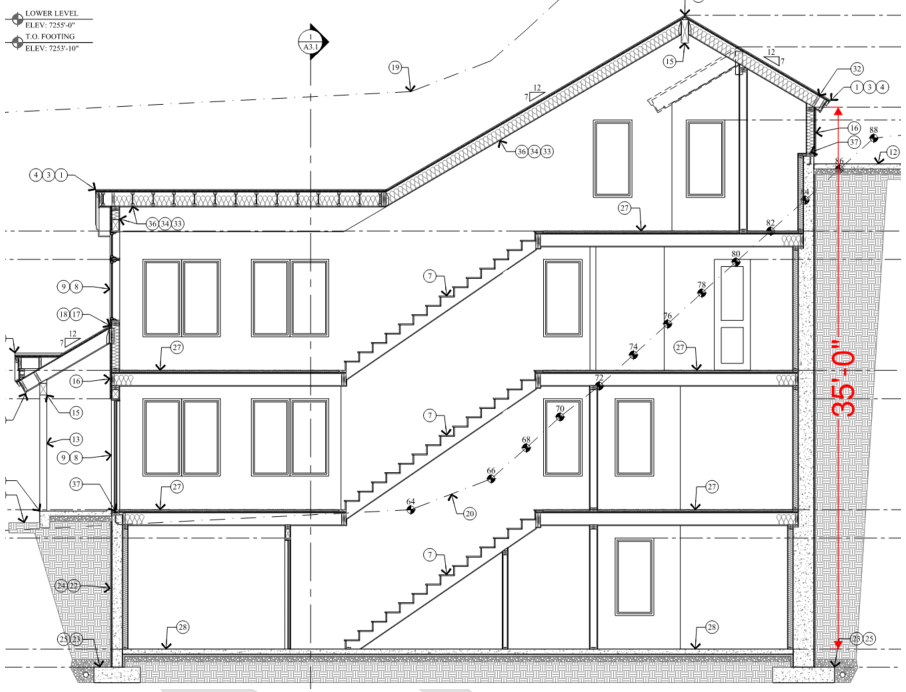
LMC [§ 15-2.1-5](#) outlines structure’s height requirements, shown in the table below:

Zoning Requirement	Analysis
Building Height- 27 feet above Existing Grade	Complies: 26’ 8”
Maximum interior height of 35 feet	Complies: 35’

³ LMC [§ 15-2.1-3\(I\)](#)

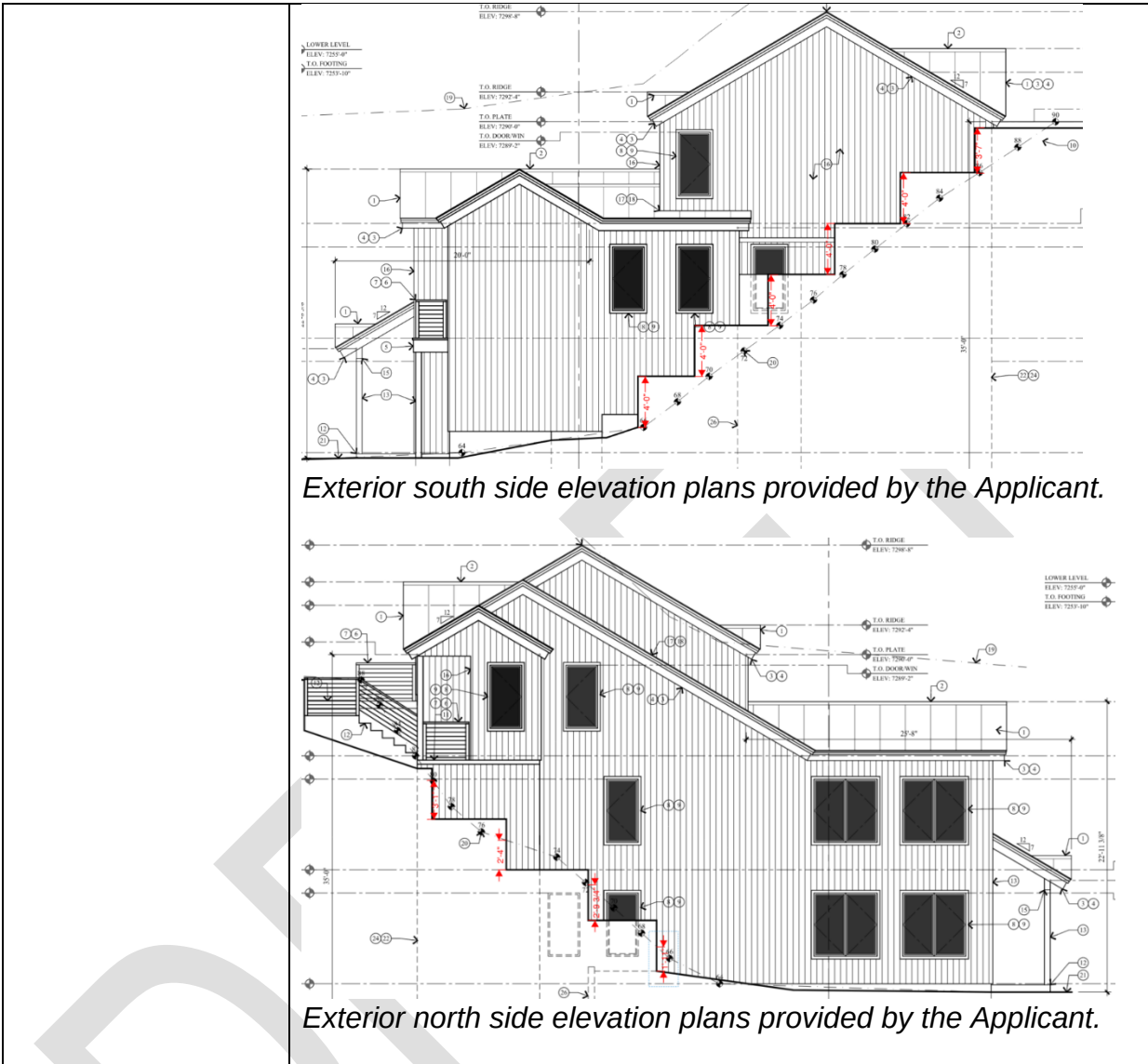


Planning Department

	 <i>Interior side elevation plans provided by the Applicant.</i>
Step-back- Required at a height of 23' for 10' back	Complies: Pursuant to LMC § 15-2.1-5(B), “A ten foot (10’) minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23’) from where the Building Footprint meets the lowest point of existing Grade.” The entire First Story is located under the finish grade on all sides of the structure. However, the Applicant still proposes a 20-foot step back at approximately 22 feet, eight inches.
Roof Pitch- 7:12 - 12:12	Complies: Pursuant to LMC § 15-2.1-5(C), “The roof pitch of a Structure’s Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12).” The proposed roof form is 7:12 and compliant.
Final Grade within 4 feet of Existing Grade	Complies: The proposed final grade is within four feet of Final Grade.



Planning Department



12. The proposal to construct a Single-Family Dwelling complies with criteria outlined in LMC Chapter 15-3, *Off-Street Parking*.

LMC [§ 15-3-6\(A\)](#) requires two parking spaces for a SFD. LMC [§ 15-3-6\(A\)](#) requires two parking spaces for a SFD. Parking Spaces must be at least nine feet in width by 18 feet in length.⁴ The Applicant proposes one unenclosed Parking Space nine feet in width and 18 feet in length in the driveway. Parking Spaces within a garage must be at least 11 feet by 20 feet.⁵ The Applicant proposes one garage Parking Space that is 11 feet by 20 feet. Pursuant to the

⁴ LMC [§ 15-3-3\(F\)\(1\)](#)

⁵ LMC [§ 15-3-4\(A\)\(1\)](#)



Planning Department

SSCUP approval Condition of Approval 19, parking for 91 King Road is limited to the garage and driveway that is not to exceed 10 feet in width. No additional parking pad on site is allowed (see Exhibit E).

13. The proposal to construct a Single-Family Dwelling complies with Historic Regulations outlined in LMC § 15-13-8.

LMC [§ 15-13-8](#) outlines the requirements for new residential infill in Historic Districts:

B. Specific Guidelines

1. Site Design	Analysis of Proposal
a) Building Setback and Orientation LMC § 15-13-8(B)(1)(a) states, "A new building shall be oriented parallel to the site's lot lines, similar to that of historic building orientations. When similar front yard setbacks are characteristic of the Streetscape or character area, a new building's façade shall be aligned with neighboring buildings' facades. When a variety of building setbacks is part of the historic context, a new building shall be located within the range of setbacks seen historically. New buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings within the Streetscape or character area."	Complies: The Proposed Structure follows Setbacks designated above and per the HRL Zoning Requirements. The proposed structure follows its unique Lot lines but still matches the rhythm of the neighboring structures as viewed from King Road. The front entrance is clearly defined, and the front of the structure is in a similar location to adjacent properties on King Road.
b) Topography and Grading: LMC § 15-13-8(B)(1)(b) states, "Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes."	Complies: The proposed design illustrates how the structure steps up with the slope of the site. Eleven retaining walls keep the Final Grade within four feet of Existing Grade and mitigate possible erosion of the site.
c) Landscaping and Vegetation	See Condition of Approval 15: The proposed vegetation shall be at least 50% Water Wise and compliant with § 15-5-5(N) . The Applicant shall provide an updated Water Wise irrigation plan at the building permit submission.



Planning Department

d) Retaining Walls – LMC § 15-13-8(B)(1)(d) states, “When retaining walls are necessary, the visual impact shall be minimized by creating gradual steps or tiers and by using perennial plant material.”	See Condition of Approval 15: The proposed design uses eleven retaining walls. The SFD is designed so the Final Grade is within four feet of Existing Grade. On the final landscape plan, the Applicant shall include additional plantings near the retaining walls and between the walls to screen some of the terracing.
f) Paths, Steps, Handrails, & Railings (Not Associated with Porches) – LMC § 15-13-8(B)(1)(f) states, “New hillside stairs and any associated railings or handrails shall be visually subordinate to the associated building(s) or structure(s) in size, scale, and proportion, and shall complement the Historic District in material, size, scale, and proportion, and massing.”	Complies: The proposed stairs at the rear of the property are modest in size and lead to the rear entrance.
h) Parking Area & Driveways LMC § 15-13-8(B)(1)(h)(7) states, “New driveways shall not exceed ten (10) feet in width”	Complies: The Applicant proposes a 10’ driveway.
2. Primary Structures	Analysis of Proposal
a) Mass, Scale, & Height	Complies: The SFD is compliant with Zoning District regulations regarding Building Footprint, Setbacks, and Height.
b) Foundation -- LMC § 15-13-8(B)(2)(b) states, “Window or egress wells, when needed, shall not be located on the primary facade. Window or egress wells shall be located beyond the midpoint of the secondary facades, on the tertiary elevation, or in a location that is not visible from the primary public right-of-way.”	See Condition of Approval 18: Most of the window wells are located beyond the midpoint of the structure. The Applicant shall screen the one window well in front of the midpoint of the structure with vegetation or a screen.
c) Doors -- LMC § 15-13-8(B)(2)(c) states, “All buildings that face the street shall have a well-defined primary entrance...New doors shall be similar in location, size, and material to those seen traditionally in the Historic District.”	See Condition of Approval 20: The front door is proud of the garage door by two feet, seven inches on the main level, facing the street. The covered porch area helps to define the front entrance. The rear door, as viewed from Ridge Avenue, shall be reduced in glazing to comply with materials traditionally seen in the Historic District.



Planning Department

d) Windows -- LMC § 15-13-8(B)(2)(d) states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and "Windows shall be historic size and shall relate to the human scale of the Historic District."	Complies: The plans achieve a solid-to-void ratio that is balanced, reducing the glazing on the structure. The window styles are limited in design types, and a majority match the historic 2:1 ratio.
e) Roofs – LMC § 15-2.2-5 requires a roof pitch of at least 7:12. LMC § 15-13-8(B)(2)(e) , states, "Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District."	Complies: The primary roof pitch is 7:12, and the height and slope of the secondary roofs (also 7:12) are compliant with roofs in the Historic District, and on the streetscape. The roof pitch measures 7:12 20' back from the Right-of-Way. The primary roof pitch and standing seam metal roof is consistent with the style of the Historic District.
i) Porches - LMC § 15-13-8(B)(2)(i) states, "Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street."	Complies: The covered porch spans half of the front of the structure, is reflective of the neighboring historic properties, and helps to define the front entrance.
3. Mechanical and Utility Systems and Service Equipment	See Condition of Approval 16: Any mechanical equipment shall be three feet from the property line and screened.
4. Materials	Complies: Pursuant to LMC § 15-13-8(B)(4) , the proposed materials of cedar siding, standing seam roof, metal railings, wood aluminum clad windows, and concrete are compliant with the Historic District.
5. Paint and Color - LMC § 15-13-8(B)(5)(d) states, "Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish."	Complies: The proposed plans indicate a painted or stained cedar siding. See Condition of Approval 17.
6. Garages LMC § 15-13-8(B)(6)(b) states, "Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the garage."	Complies: The proposed SFD will have a single-car garage, with an seven foot, six inches tall by nine-foot-wide door, which is compliant.

14. The Development Review Committee⁶ reviewed the proposal on December 17, 2024 and did not require Conditions of Approval.

⁶ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering



Planning Department

15. Staff published notice on the City's website and posted notice to the property on March 6, 2025. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on March 6, 2025.

Conclusions of Law

1. The proposal, as conditioned complies with the LMC requirements in Chapter 15-2.1, Historic Residential - Low (HRL) District.
2. The proposal complies with the LMC requirements in Chapter 15-3, Off-Street Parking.
3. The proposal, as conditioned, complies with the LMC requirements in Chapter 15-13-8, Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed March 20, 2025, by the Planning Director, pending design modifications conditioned, and as required for this approval. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work, in shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. Residential fire sprinklers are required for all new construction on this lot, per requirements of the Chief Building Official.
6. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or



Planning Department

mine waste-impacted soils they must handle the material in accordance with State and Federal law.

7. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state. The Final Grade shall be within four feet of Existing Grade.
8. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
9. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
10. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000 degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.
11. The Applicant shall submit final slope stability prior to submitting a building permit, subject to City Engineer approval.
12. The Applicant shall provide soil stabilization and drainage details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
13. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
14. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department for the heated driveway.
15. The Applicant shall provide an updated Water Wise irrigation and landscape plan at building permit submission, compliant with LMC § 15-5-5(N), MCPC Chapter 11-21, and § 14-1-5. The final landscape plan shall show plantings near the retaining walls, between the walls, and to screen some of the terracing.
16. The mechanical equipment shall be three feet from the property line and screened.
17. All wood materials shall be painted or stained opaque.
18. The first window well on the south side of the structure shall be screened by vegetation or screening.



Planning Department

19. The Applicant shall update the final plans to show the Front Setback complies with Ridge Avenue Right-of-Way according to the LMC § 15-15-1 definition of *Setback*. The plans shall also be updated to comply with Front Setback regulations outlines in LMC § 15-2.21-3(G).
20. The rear door, as viewed from Ridge Avenue, shall be reduced in glazing to comply with materials traditionally seen in the Historic District.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

Rebecca Ward,
Planning Director

CC: Lillian Zollinger, Planner III

91 KING ROAD, PARK CITY, UTAH 84060

CONSULTANTS

LEGEND

	BRICK & STONE		
	EARTH		
	CONCRETE		FLOOR, POINT ELEV.
	CONCRETE MASONRY UNIT		CENTER LINE
	STEEL (LARGE SCALE)		ROUND, DIA.
	RIGID INSULATION		CHANNEL
	ROUGH WOOD		ANGLE
	BLOCKING		DETAIL
	ALUMINUM (LARGE SCALE)		SECTION CUT, DETAIL
	GRAVEL		BUILDING SECTION
	FINISHED WOOD		KEYED NOTES
	BATT OR BLOWN INSULATION		WINDOW TYPE
	PLASTER, SAND, GROUT, MORTAR		DOOR NUMBER
	STEEL (SMALL SCALE)		REVISION
	BITUMINOUS PAVING		INTERIOR WALL ELEV.
	PLYWOOD		WALL TYPE
	GYPSON BOARD		

CODE ANALYSIS

2021 IRC	2021 IBC
2021 IPC	2021 IMC
2020 NEC	2021 IFGC
2015 IECC RES.	2021 IFC
2018 IECC COM.	2021 IEBC

CONSTRUCTION TYPE: VB
BUILDING TO BE FIRE SPRINKLED: CONTRACTOR
TO PROVIDE APPROVALS PRIOR TO
INSTALLATION

LOWER LEVEL LIVING AREA: 977 S/F
ENTRY LEVEL LIVING AREA: 716 S/F
MAIN LEVEL LIVING AREA: 977 S/F
UPPER LEVEL LIVING AREA: 515 S/F
TOTAL LIVING AREA: 3185 S/F
GARAGE AREA: 261 S/F
ENTRY PORCH AREA: 51 S/F
BALCONY AREA: 31 S/F
PATIO AREA: 268 S/F
ALLOWABLE FOOTPRINT: 1010 S/F
PROPOSED FOOTPRINT: 988 S/F
LOT AREA: 2309 S/F
DISTURBED AREA: 780 S/F

INDEX TO DRAWINGS

[illegible]

ABBREVIATIONS

A/C.	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACoust.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REQ'D.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REVISED	REVISED
B.U.	BUILT-UP	GA.	GAUGE	RM.	ROOM
B.W.	BOTHWAYS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GRD.	GRADE	S & R	SHELF AND ROD
BLK.	BLOCK	G.W.B.	GYPSUM WALL BOARD	S.C.	SOLID CORE
BRK.	BRICK	G.L.B.	GLU-LAM BEAM	SCHEDULE	SCHEDULE
C.I.	CAST IRON	H.B.	HOSE BIBB	SHT.	SHEET
C.J.	CONTROL JOINT	HD.	HEAD	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	SPEC.	SPECIFICATION
CLG.	CEILING	HOR.	HORIZONTAL	STD.	STANDARD
COL.	COLUMN	I.D.	INSIDE DIAMETER	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	INT.	INTERIOR	STRUCT.	STRUCTURAL
CONC.	CONCRETE	IRRIG.	IRRIGATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	INSUL.	INSULATION	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JAB.	JAMB	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	JB.	JOINT	T.O.F.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	M.R.	MOISTURE RESISTANT	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MAN'FR	MANUFACTURER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	N.T.S.	NOT TO SCALE	W.	WATER
E.F.S.	EXT. INSUL. FINISH SYSTEM	N.O.	NUMBER	WD.	WOOD
E.I.	EXPANSION JOINT	O.C.	ON CENTER	W/	WITH
ELEC.	ELECTRIC/ELECTICAL	O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
ELEV.	ELEVATION	OP.D.	OVERFLOW DRAIN	W.R.	WATER RESISTANT
EQ.	EQUAL	OP'NG	OPENING	W.H.	WATER HEATER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

- THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

Box 1674, 614 Main Street, Suite 302, Park City, Utah 84099
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91 KING ROAD, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

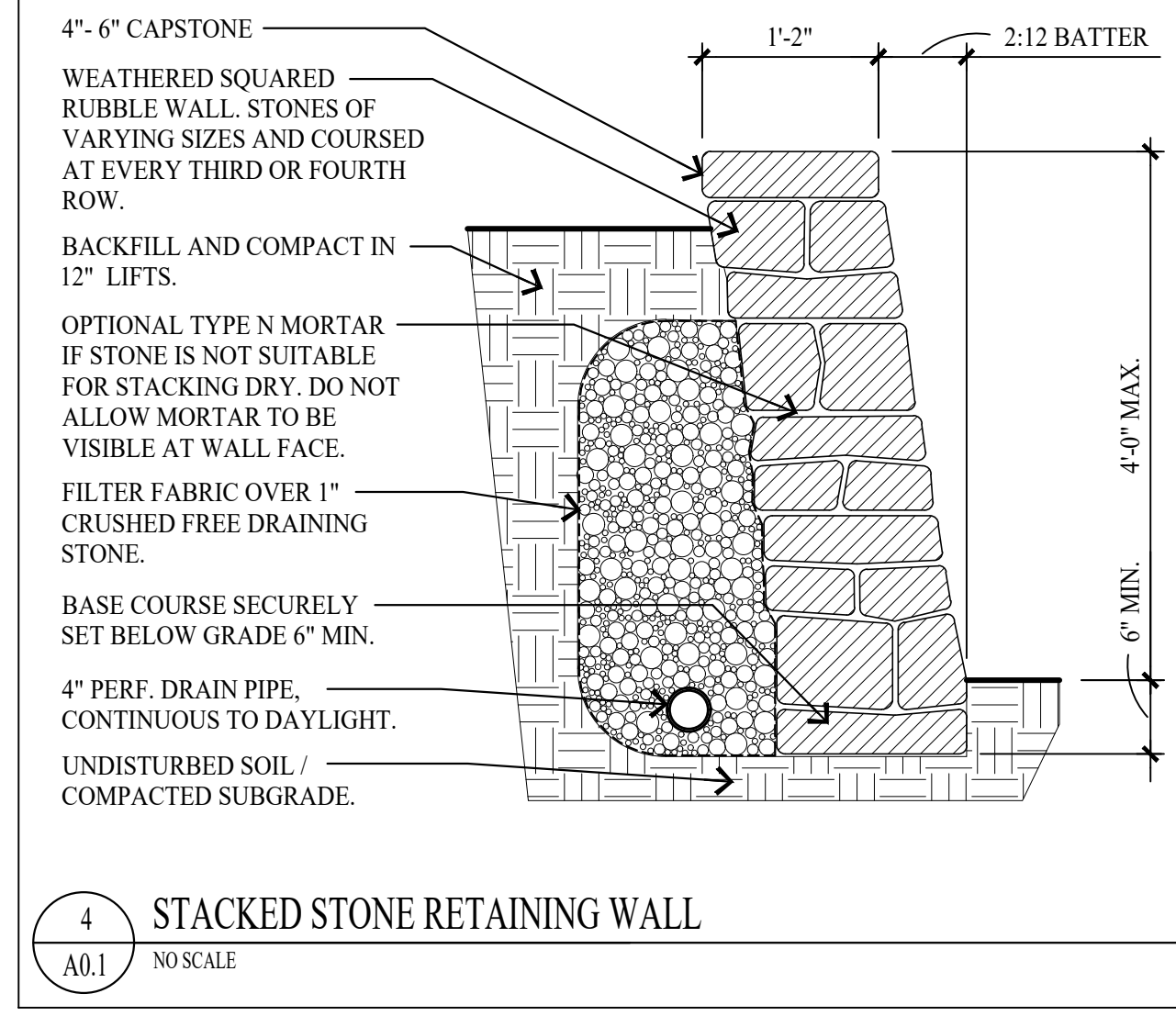
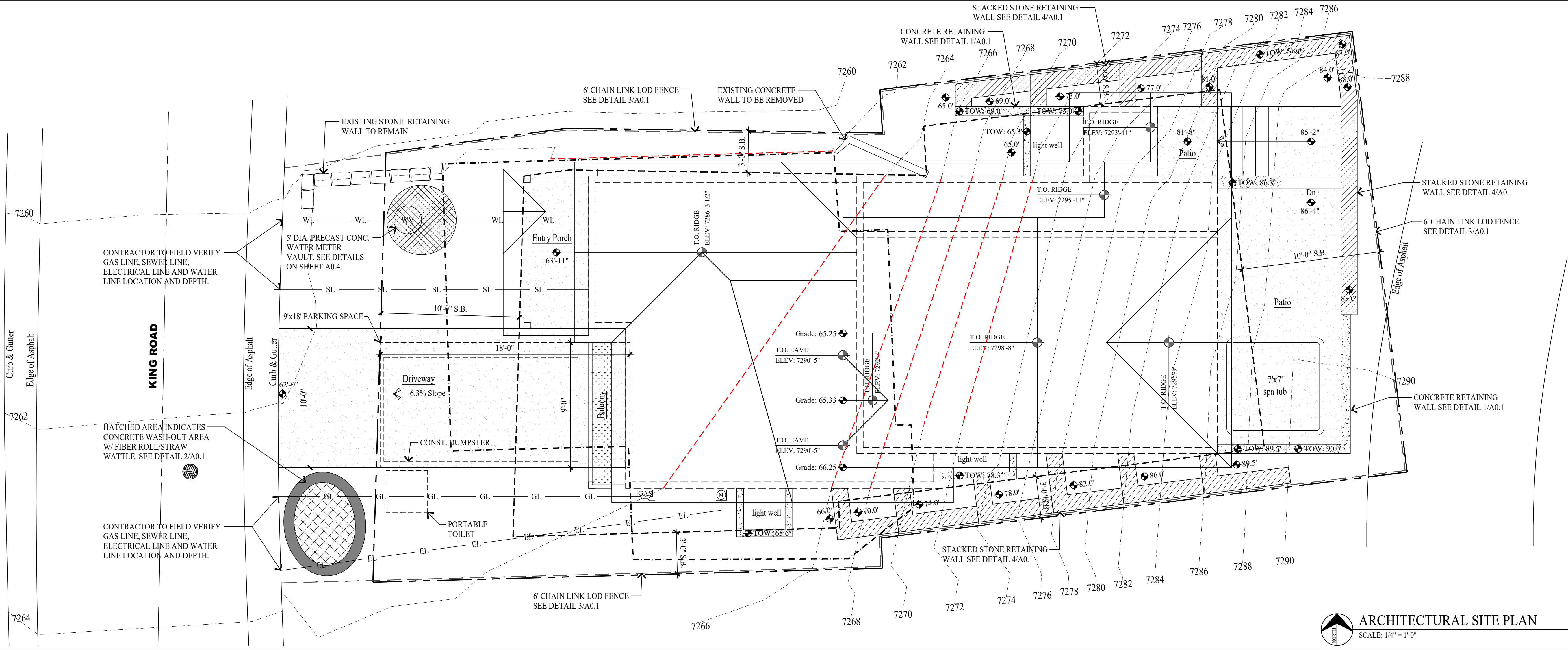
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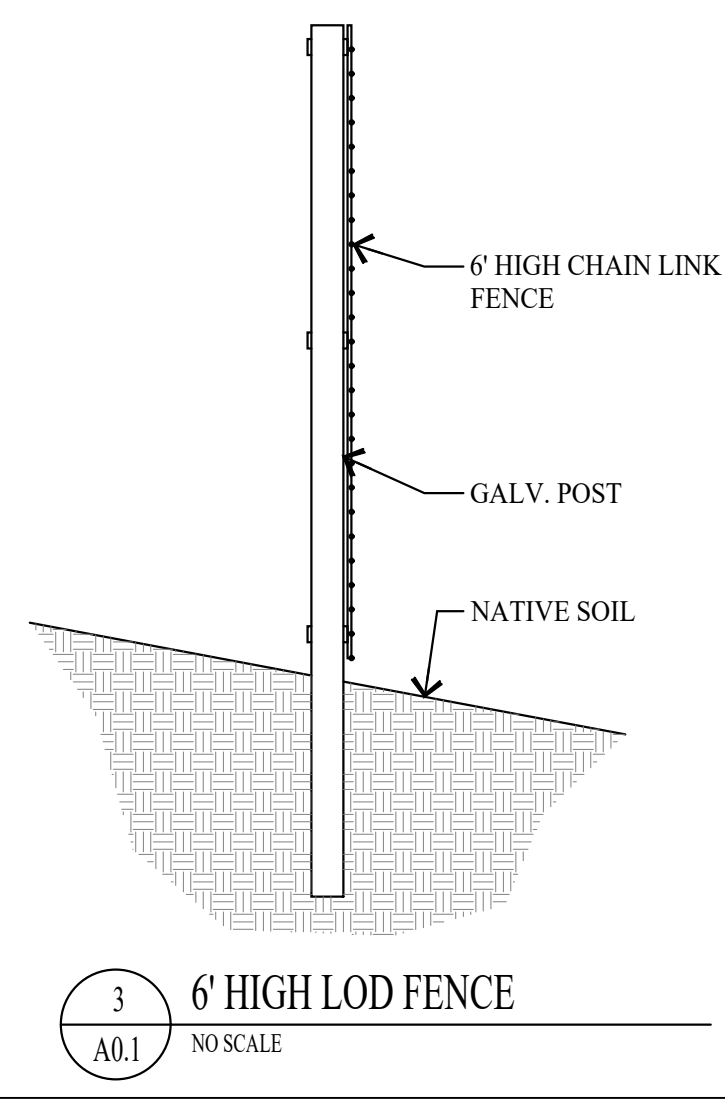
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Page 07 of 29

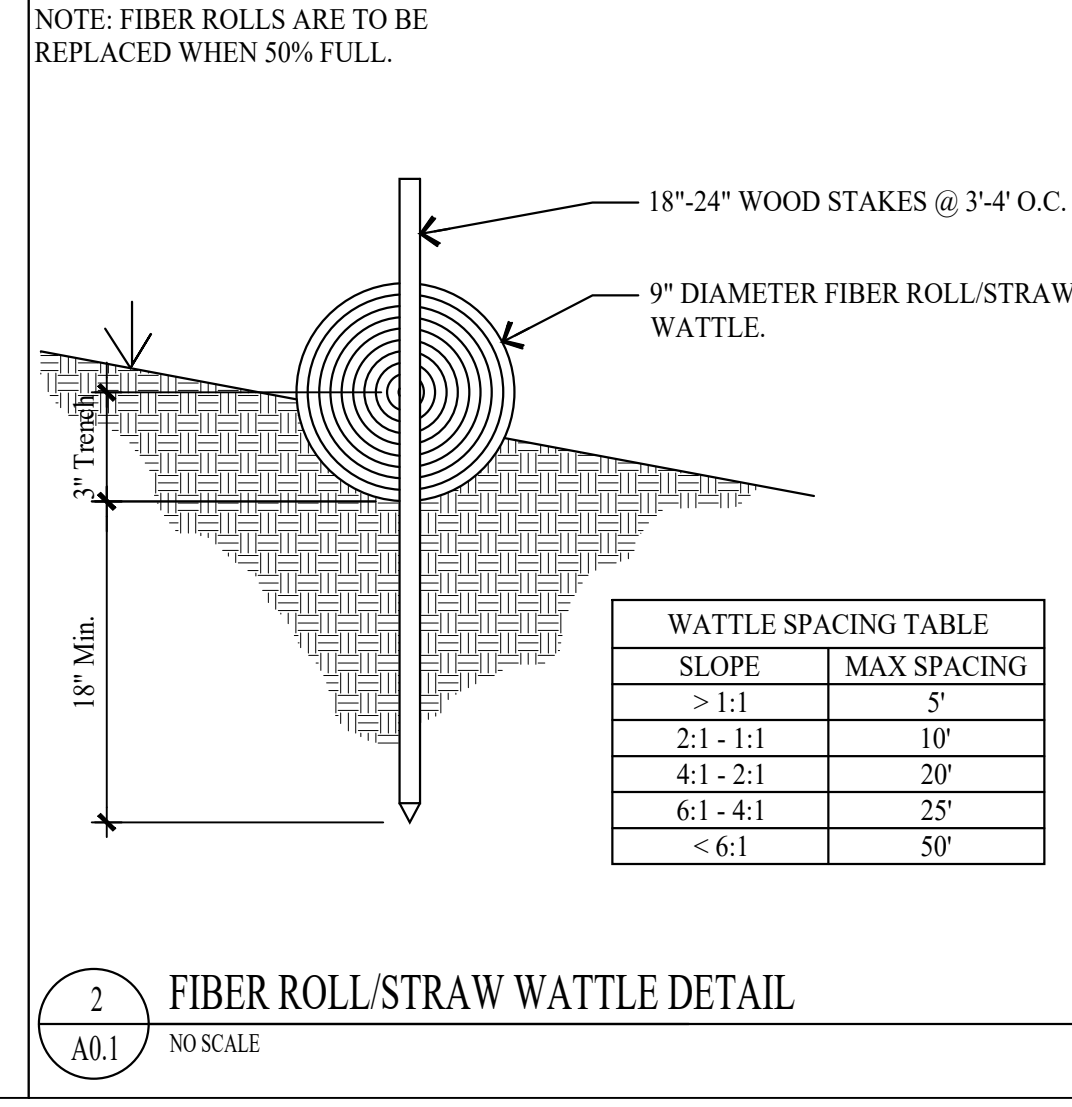
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4
A0.1
NO SCALE
STACKED STONE RETAINING WALL

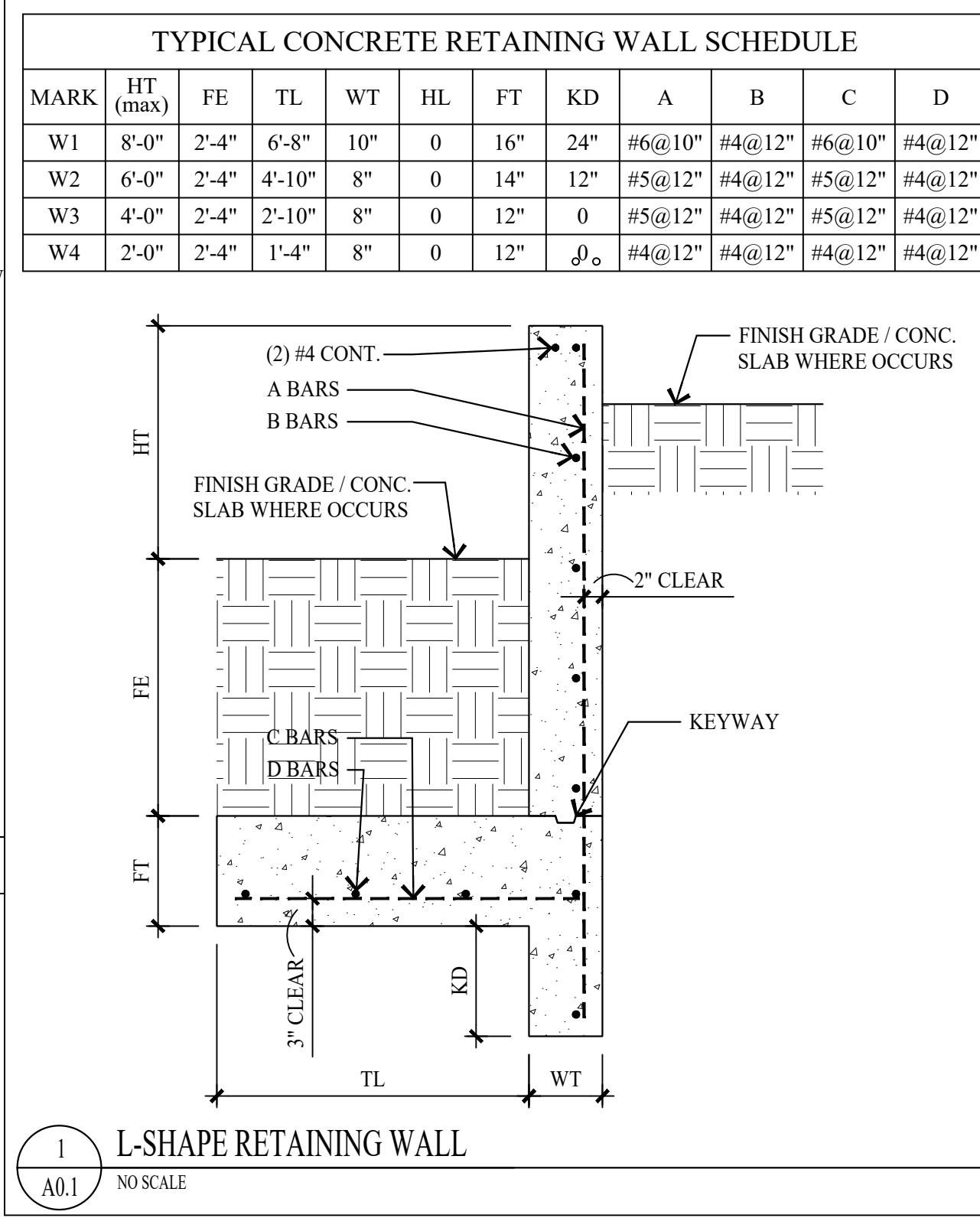


3
A0.1
NO SCALE
6' HIGH LOD FENCE



2
A0.1
NO SCALE
FIBER ROLL/STRAW WATTLE DETAIL

WATTLE SPACING TABLE	
SLOPE	MAX SPACING
> 1:1	3'
2:1 - 1:1	10'
4:1 - 2:1	20'
6:1 - 4:1	25'
< 6:1	50'



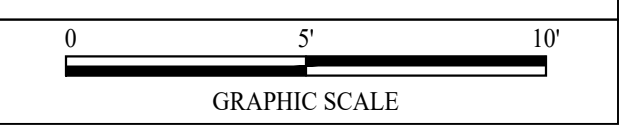
1
A0.1
NO SCALE
L-SHAPE RETAINING WALL

GENERAL NOTES

- SITE PLAN NOTES:**
1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3
- STABILIZATION CONSTRUCTION ENTRANCE**
- FOR A MINIMUM OF 50' FROM ROADWAY. A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.
- GRADING NOTES**
1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
 2. MAXIMUM ALTERED SLOPES AT 2:1.
 3. MINIMUM SLOPE FOR DRAINAGE = 2%.
 4. DRAIN AWAY FROM BUILDING
 5. CONTAIN DRAINAGE ON PROPERTY.
 6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
 7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
- UTILITY NOTES**
1. ALL UTILITY LINES TO BE UNDERGROUND.
 2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.
- SNOW REMOVAL**
- SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN LID
- POWER POLE
- WATER METER VAULT
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- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- ASSUMED CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- EXISTING HOUSE FOOTPRINT
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- EL — ELECTRICAL LINE



NOTE:
1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DEPOSITION. FIELD VERIFY.

LOD DISTURBED AREA: 780 S/F

Jonathan DeGray
A r c h i t e c t

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Tel. 435-648-7263, E-mail: degrayarch@westoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

91 KING ROAD, PARK CITY, UTAH 84060

ARCHITECTURAL SITE PLAN

REVISIONS:

DATE: JANUARY 30, 2025

PROJECT NUMBER: 2405-02

SHEET NUMBER: A0.1

BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

1. Section 603.5, is added and shall read as follows:

603.5 Home Ignition Zone.

603.5.1 Purpose. All structures must meet the following wildfire preparation requirements in regards to vegetation:

603.5.2 Ignition Zones. Areas around the structure shall be classified as Immediate (0-5 feet from the structure), Intermediate (5 to 30 feet from the structure), and Extended (30 to 100+ feet from the structure).

603.5.2.1 Immediate Ignition Zone. The immediate Ignition Zone shall extend from zero (0) to five(5) feet from the structure, any overhang, or deck attached to the structure and shall meet the following requirements:

1. All dead and dying vegetation must be removed from within five (5) feet of the structure.
2. All vegetation must be on the approved list (Refer to Municipal Code Section 14-1-5).
3. All trees must be trimmed so as to be no closer than 10 feet from an active wood burning chimney. Distance from natural gas direct vent shall follow manufacturer recommendations.

603.5.2.2 Intermediate Ignition Zone. The Intermediate Ignition Zone shall extend from the edge of the Immediate Ignition Zone to a distance not to exceed 30 feet, which may include an area outside the established LOD and shall meet the following requirements:

1. All vegetation in this zone must be on the approved list. See Municipal Code Section 14-1-5 (Also see 2006 Utah Wildland Urban Interface Code Appendix B).
2. All dead and dying vegetation shall be removed.
3. Grasses must be kept to a maximum of 4 inches in height above ground.
4. Vegetation under trees shall be removed so as to preclude the laddering effect of a ground fire from spreading into the tree crown.
5. Trees taller than 10 feet and less than 15 feet must have all branches removed from within four (4) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
6. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
7. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 18 feet to the next closest cluster.
8. No single tree cluster shall exceed five (5) trees or cover more than 15% of the Intermediate Ignition Zone, whichever is lesser.

Exception: Structures meeting all of the requirements labeled in sub-section C items 1 through 4 and at least 3 of the items labeled 5 through 9 listed in Section 603.4.3 are not required to meet items 5 through 8 above. Notwithstanding any exception, all landscaping in the Intermediate Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.

603.5.2.3 Extended Ignition Zone. The Extended Ignition Zone shall extend from the edge of the Intermediate Ignition Zone to a distance not to exceed 100 feet, which may include an area outside of the established LOD, and shall meet the following requirements:

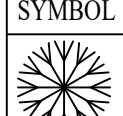
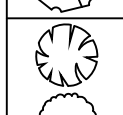
1. All dead and dying vegetation shall be removed.
2. Small conifers growing between trees may be removed in the context of clumping, clustering, and thinning, in accordance with Section 603.4
3. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
4. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 12 feet to the next closest cluster.
5. No single tree cluster shall exceed 5 trees or cover more than 25% of the Intermediate Ignition Zone, whichever is lesser.
6. Exception Structures meeting all of the items listed in Section 603.4 are not required to meet items 3 through 5 above. Notwithstanding any exception, all landscaping in the Extended Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.

NOTE:
THE LANDSCAPING SHALL HAVE AN IRRIGATION SYSTEM WITH A WATERSENSE LABELED SMART IRRIGATION CONTROLLER. PER LMC 15-5-5 (N).

PLANTING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMANS STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
5. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
6. IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
7. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
8. SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
9. ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
10. SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/ NATIVE GRASS LOCATIONS.
11. ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
12. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND PROPERLY DISCARDED.
13. NO BARE ROOT STOCK SHALL BE USED.

PLANT SCHEDULE

SYMBOL	KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
	A	4	Aspen	Populus tremuloides	3" Dia.	6'-10'	
	B	4	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
DECIDUOUS TREES							
	C	10	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted on plan
	D	9	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted on plan
SHRUBS							
GROUND COVER AND HYDROSEEDING							
	E	30	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	F	30	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	G	590 S/F	Wood Chips		Small		3" Thick Layer
	H	190 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseed	See seed mix below

NATIVE GRASS SEED MIX

The seed mix shall be utilized in areas specified for native grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in a representative 10'x10' area. If coverage does not reach 80% reseedling must occur. Apply at a rate of 80 lbs./ acre on the following percentages:
20% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pubescent Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Bromegrass, 10% Indian Ryegrass, 10% Alpine Bluegrass.

* In addition, add 10 lbs./ acre each of Linum lewisii and Penstemon Eatonii with native grass seed mixture.

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY. A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

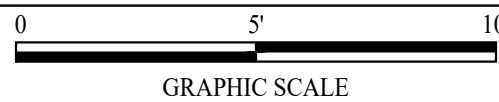
1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED OUTTO THE STREET.

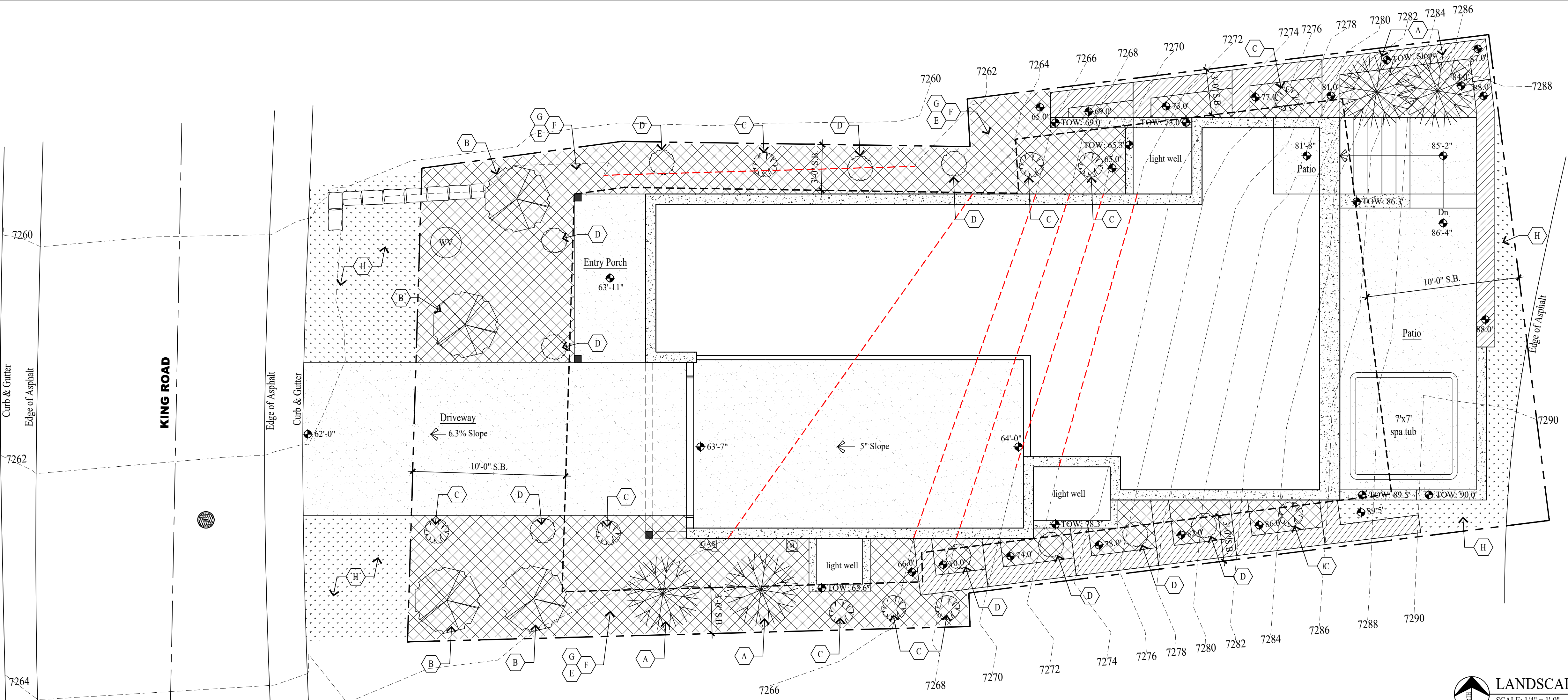
LEGEND

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-  GL — GAS LINE
-  EL — ELECTRICAL LINE



NOTE:
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2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DEPOSITION. FIELD VERIFY.

LOD DISTURBED AREA: 780 S/F



LANDSCAPE PLAN

SCALE: 1/4" = 1'-0"

PRODUCT DESCRIPTION:

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

91 KING ROAD, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

LANDSCAPE PLAN

REVISIONS:

DATE:

JANUARY 16, 2025

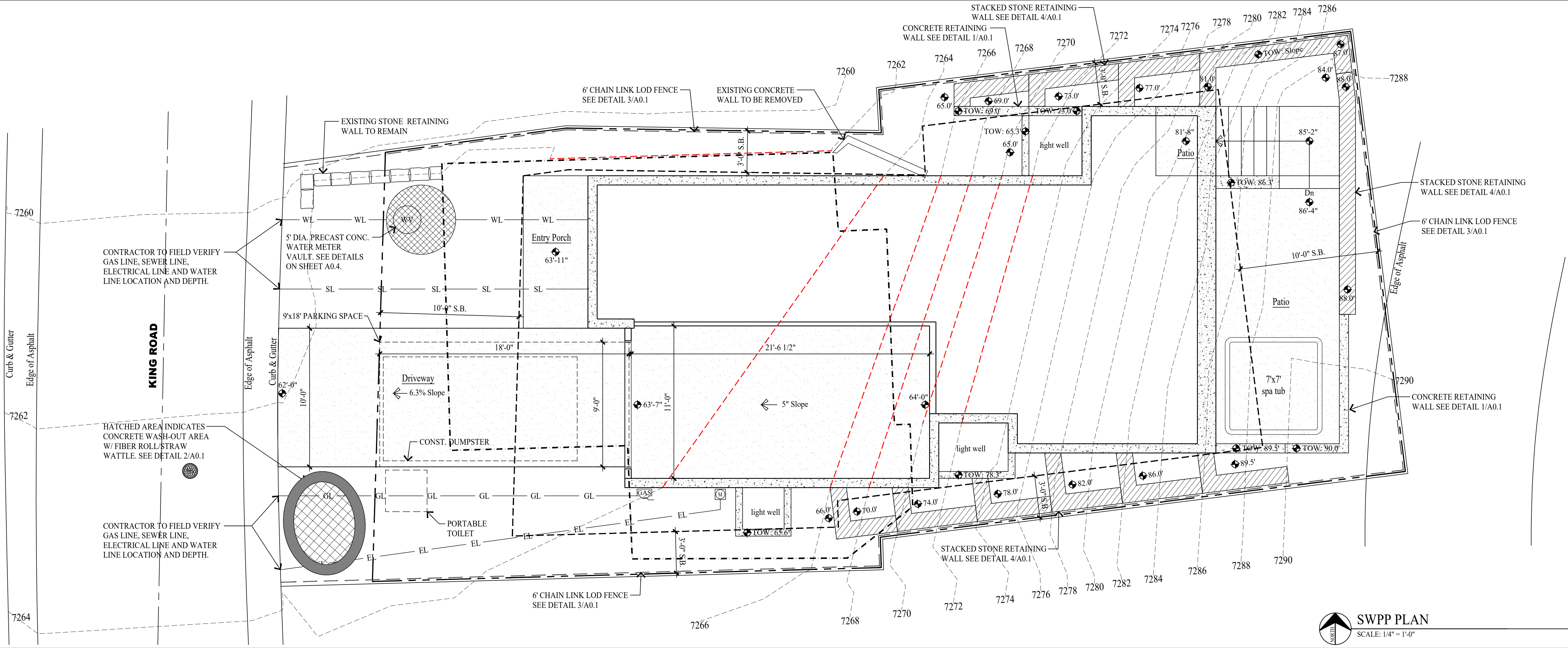
PROJECT NUMBER:

2405-02

SHEET NUMBER:

A0.2

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GENERAL NOTES

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UTILITY NOTES

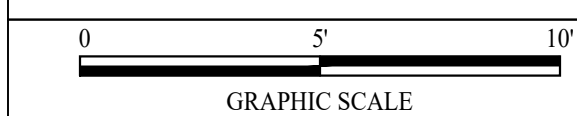
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LOD DISTURBED AREA: 780 S/F

SWPP PLAN
SCALE: 1/4" = 1'-0"

Jonathan DeGray
Architect

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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
91 KING ROAD, PARK CITY, UTAH 84060

SWPP PLAN

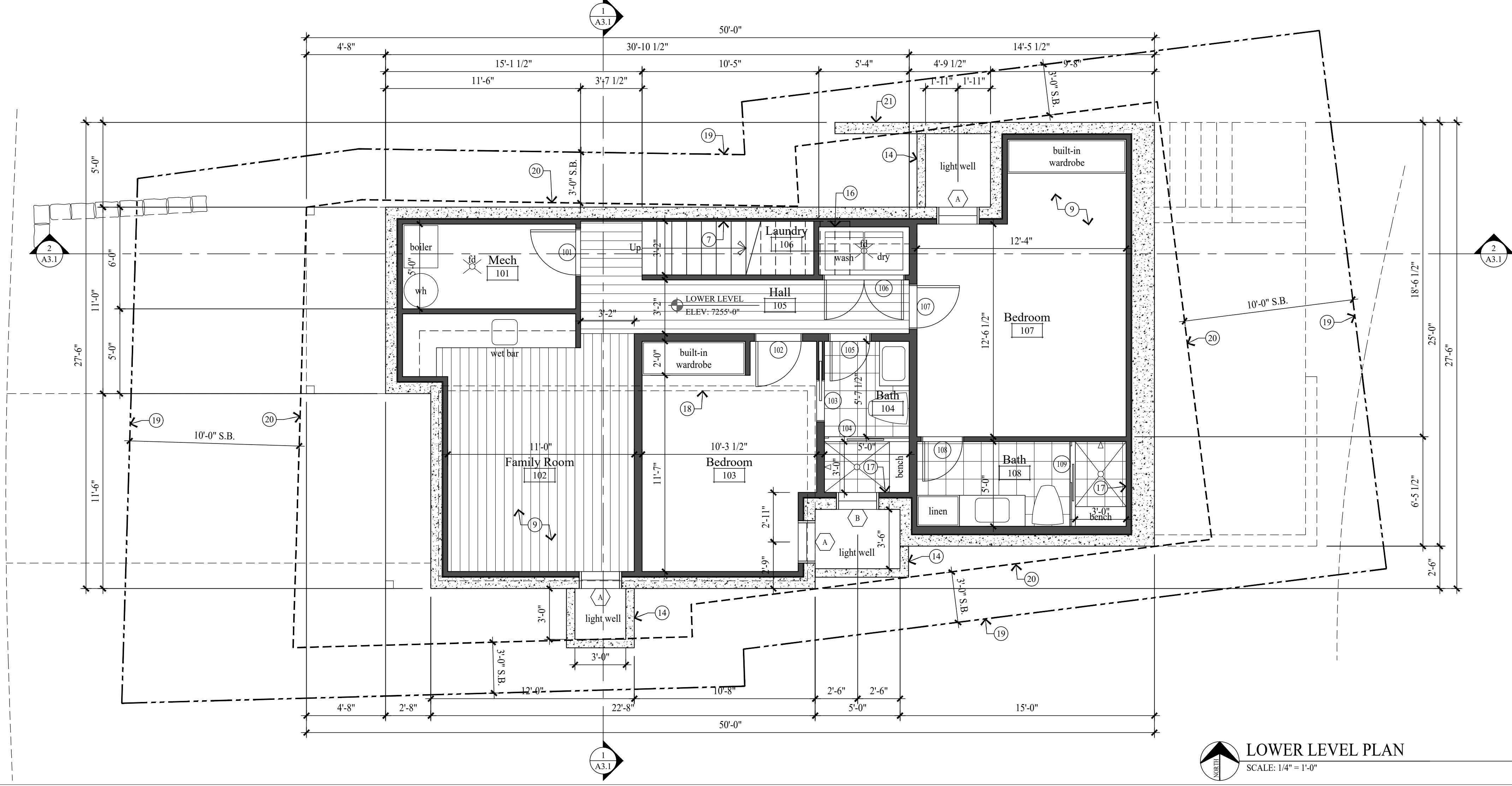
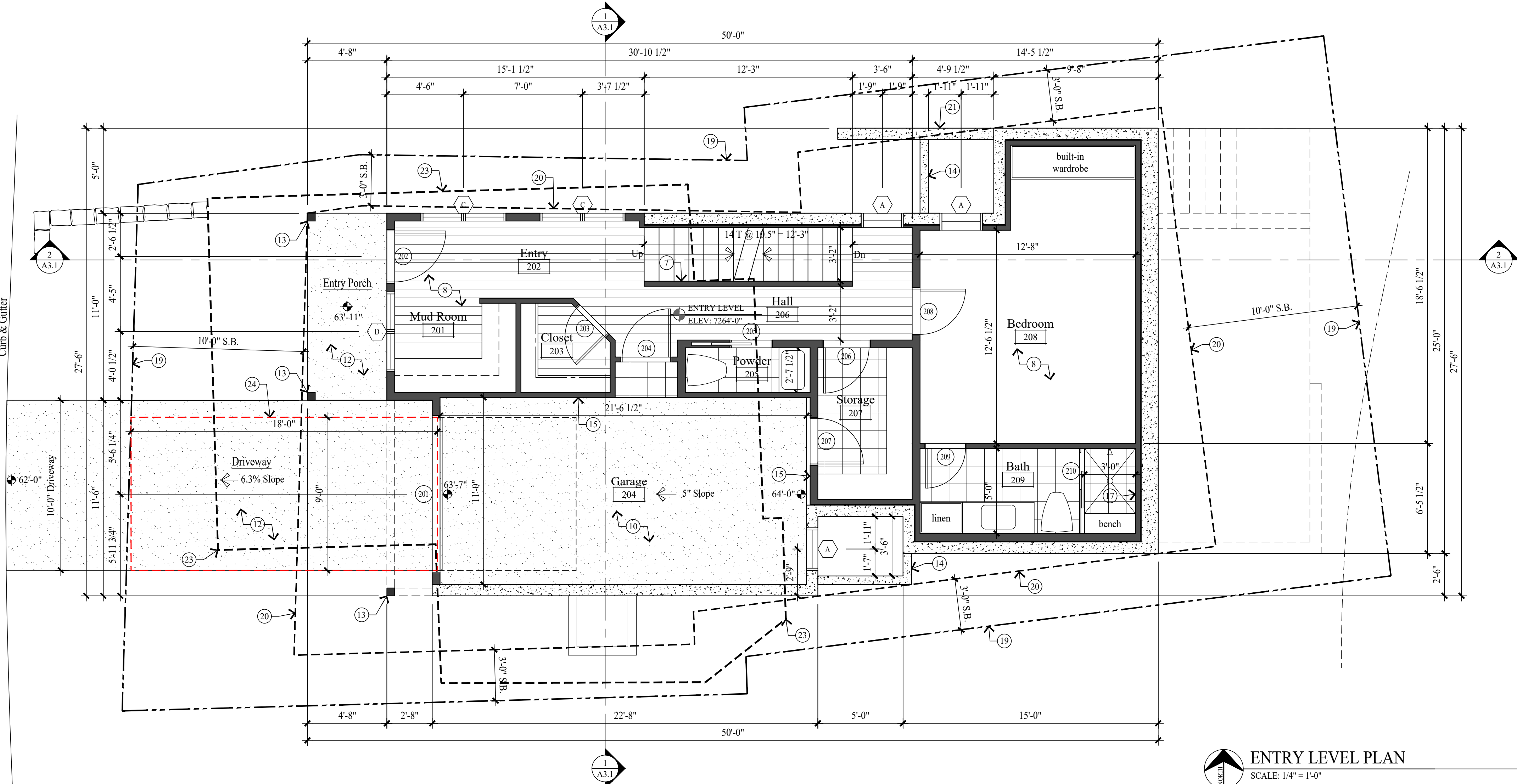
DATE: JANUARY 16, 2025
PROJECT NUMBER: 2405-02
SHEET NUMBER: A0.3

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Curb & Gutter
Edge of Asphalt

KING ROAD

Edge of Asphalt
Curb & Gutter



GENERAL NOTES

NEW CONCRETE WALL
NEW 2x FRAMED WALL

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

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KEY NOTES

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- 23 EXISTING HOUSE FOOTPRINT.
- 24 DASHED LINE INDICATES 9x18' PARKING.

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

91 KING ROAD, PARK CITY, UTAH 84060

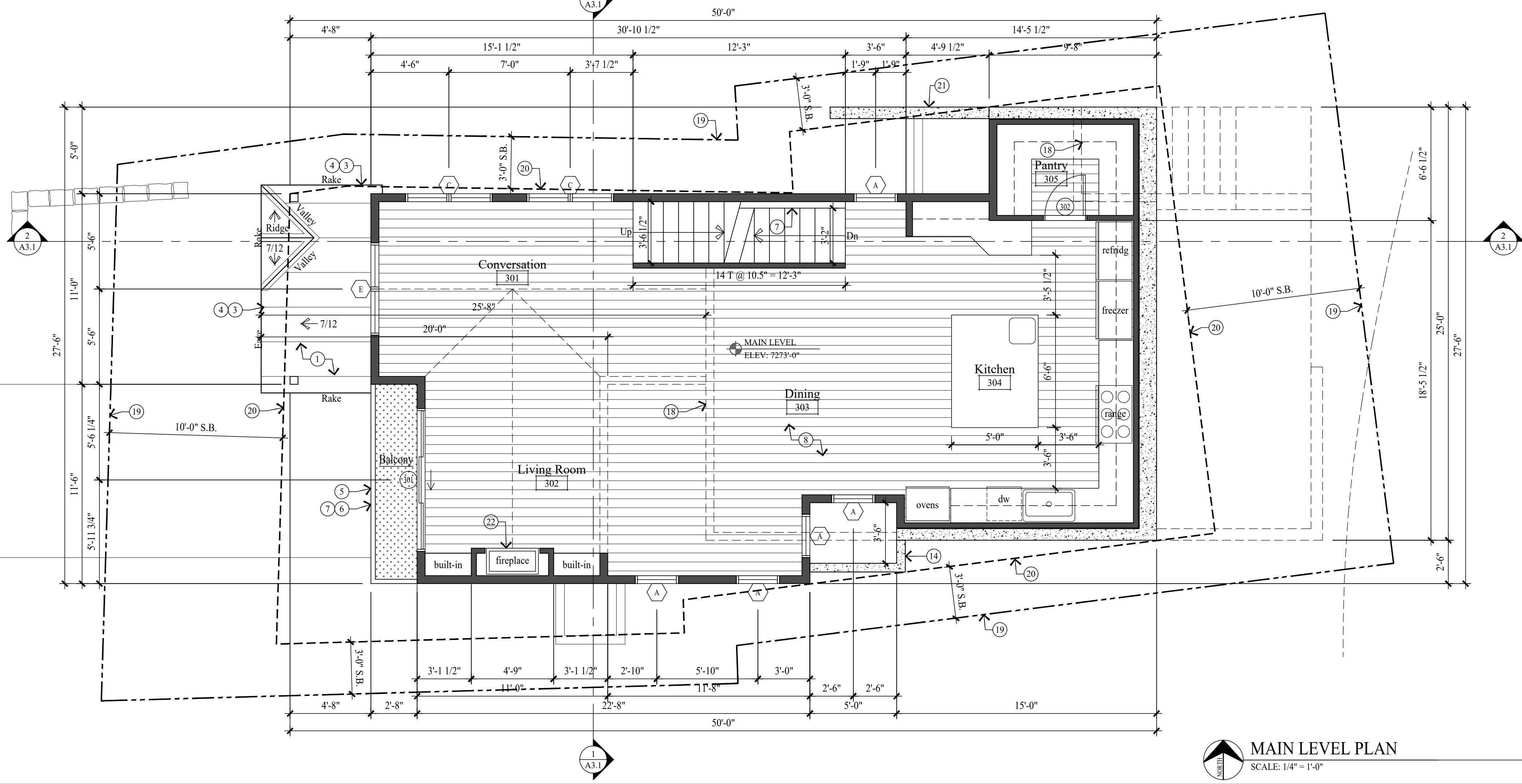
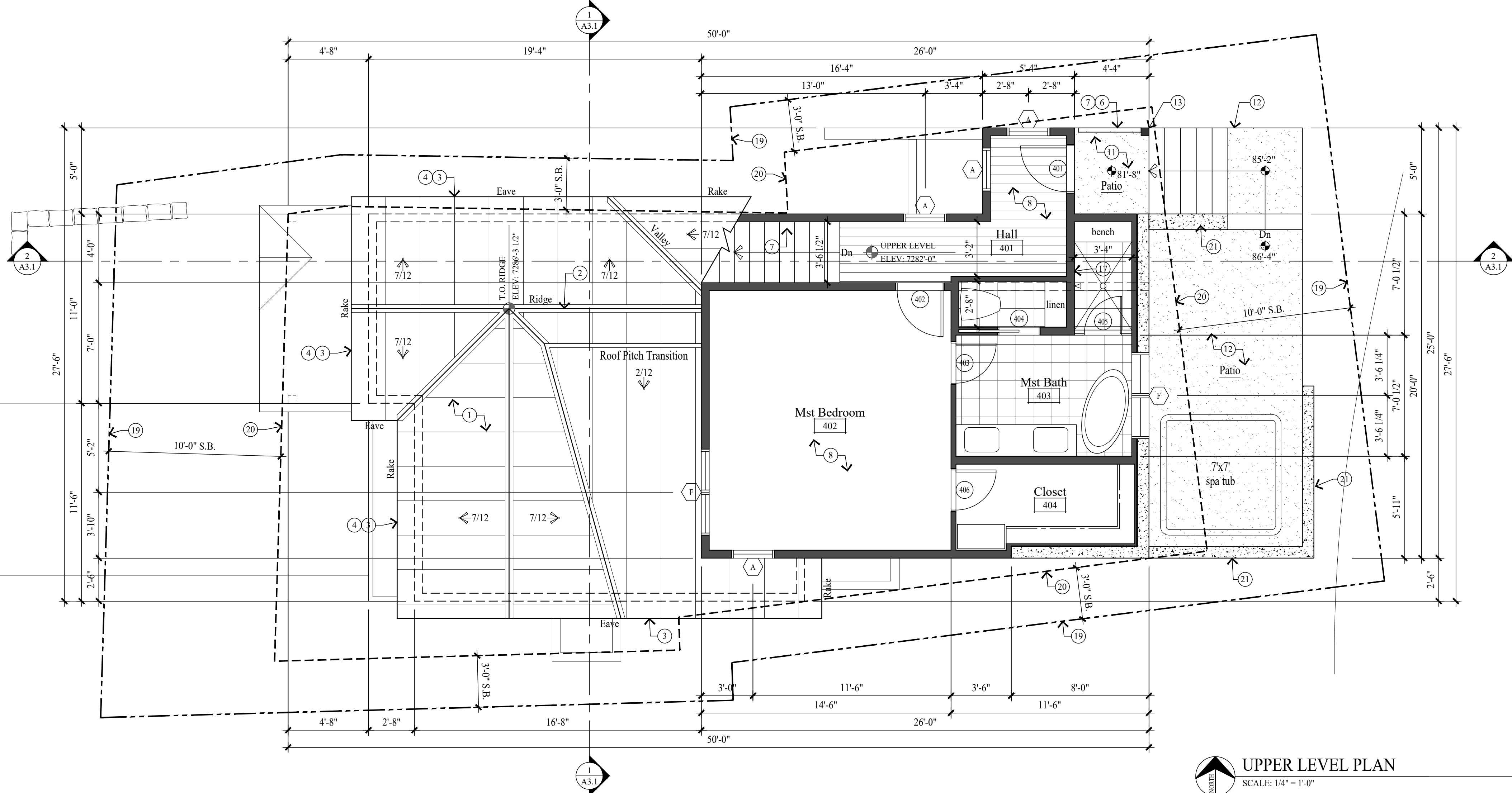
LOWER LEVEL PLAN
ENTRY LEVEL PLAN

REVISIONS:

DATE:
JANUARY 16, 2025

PROJECT NUMBER:
2405-02

SHEET NUMBER:
A1.1



GENERAL NOTES

- NEW CONCRETE WALL
NEW 2x FRAMED WALL

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Jonathan DeGray
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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

91 KING ROAD, PARK CITY, UTAH 84060

MAIN LEVEL PLAN
UPPER LEVEL PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

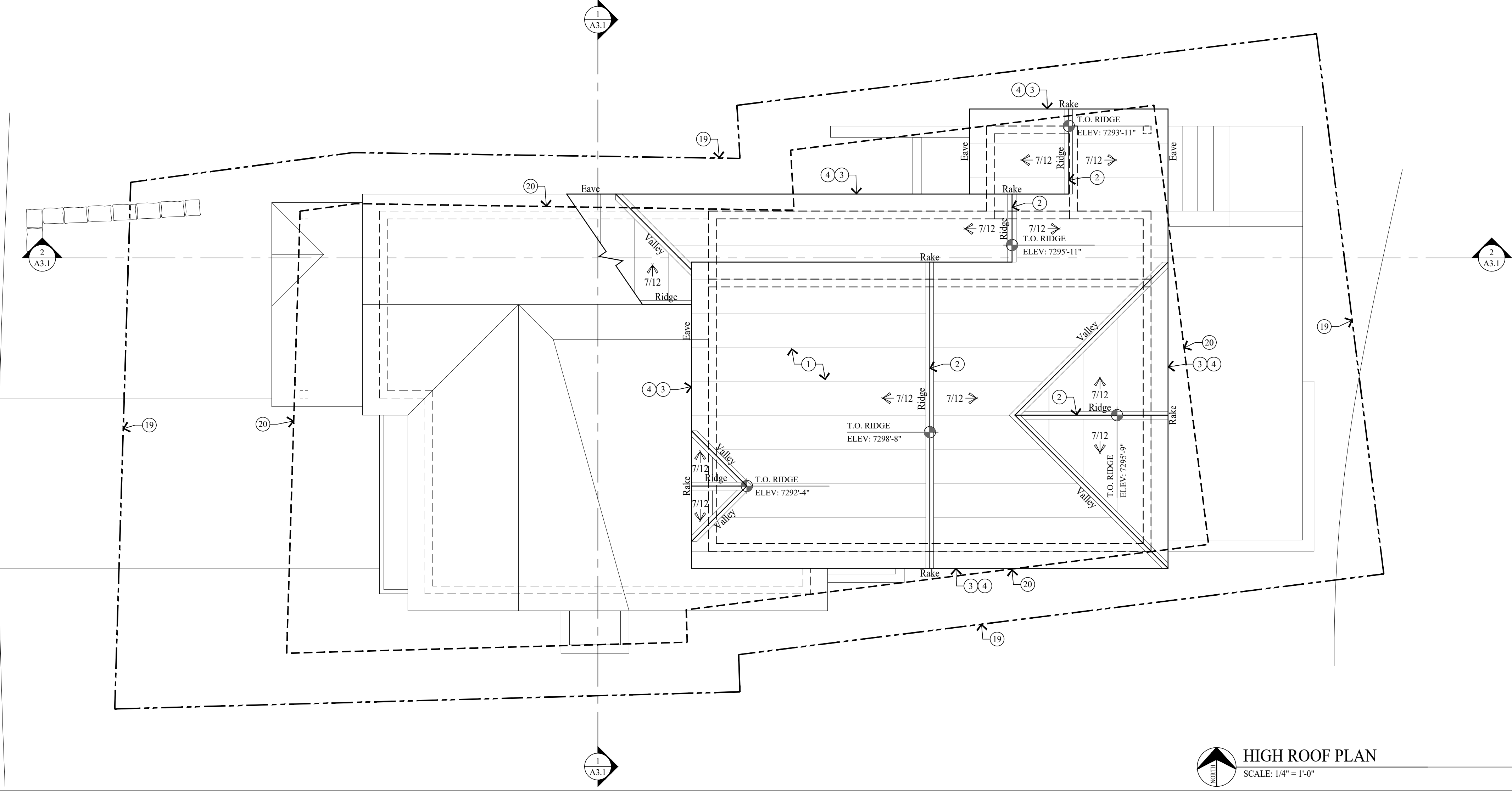
JANUARY 16, 2025

PROJECT NUMBER:

2405-02

SHEET NUMBER:

A1.2



HIGH ROOF PLAN
SCALE: 1/4" = 1'-0"

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PRODUCT DESCRIPTION:

SHEET DESCRIPTION:

REVISIONS:

DATE:

JANUARY 16, 2025

PROJECT NUMBER:

2405-02

SHEET NUMBER:

A1.3

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

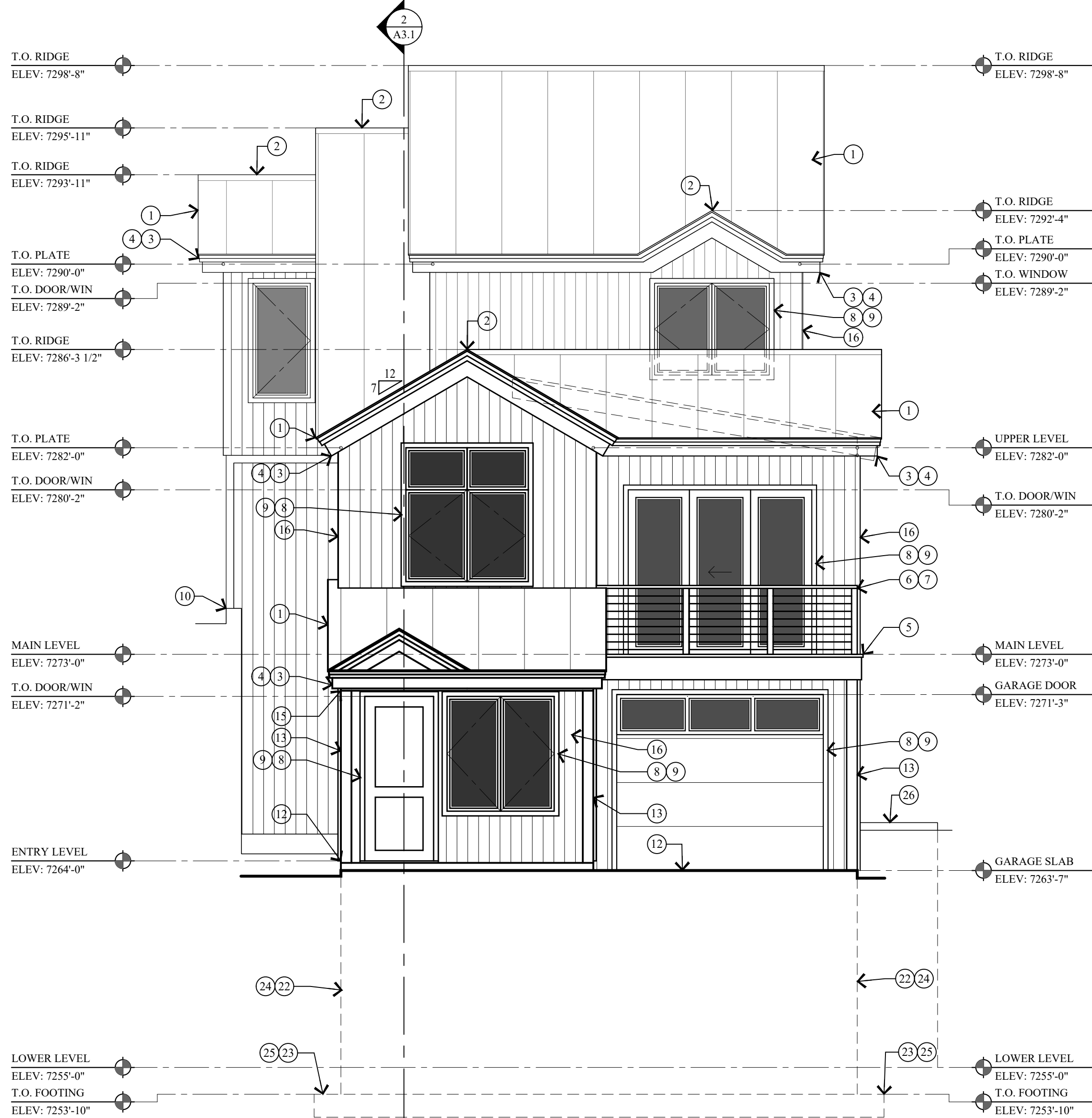
91 KING ROAD, PARK CITY, UTAH 84060

HIGH ROOF PLAN

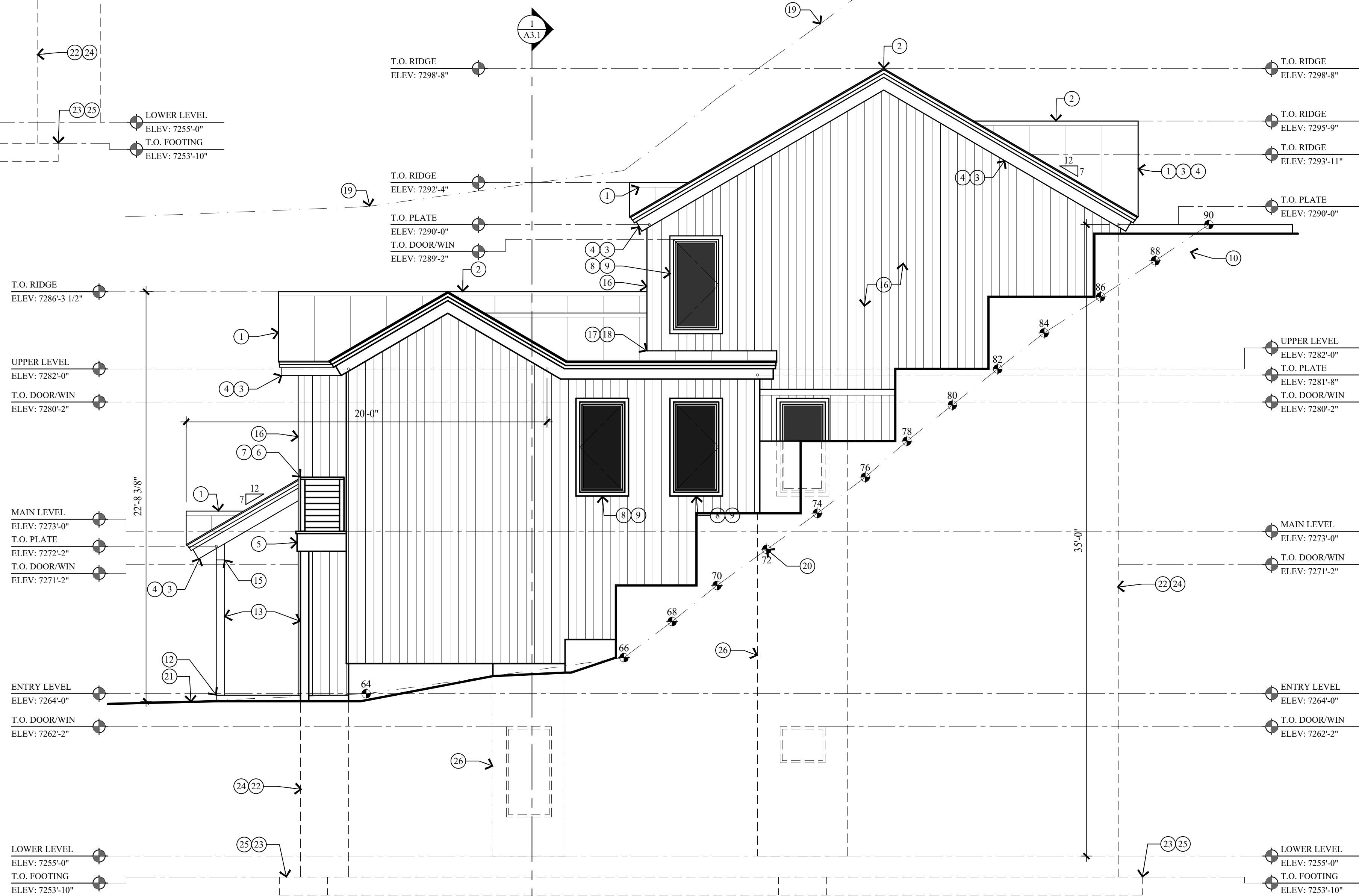
Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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- 16 1x6 CEDAR VERTICAL T&G THIN LINE SIDING - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- 17 FLASHING AND COUNTER FLASHING - TYPICAL.
- 18 ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 19 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 20 EXISTING GRADE LINE.
- 21 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 22 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 23 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 24 DRAINAGE MATT ON WATERPROOF MEMBRANE
- 25 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
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PROJECT DESCRIPTION:

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

91 KING ROAD, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

WEST AND SOUTH ELEVATIONS

REVISIONS:

DATE:

JANUARY 16, 2025

PROJECT NUMBER:

2405-02

SHEET NUMBER:

A2.1

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@gwestoffice.net



August 24, 2021

Marshall King, Alliance Engineering
323 Main Street
P.O Box 2664
Park City, UT 84060
marshall@alliance-engr.com
435-649-9467

CC: Dean and Roma Polce

NOTICE OF BOARD OF ADJUSTMENTS ACTION

Description

Address:	91 King Road
Zoning District:	Historic Residential – Low Density (HRL)
Application:	Variance
Project Number:	PL-21-04829
Action:	Approved with Conditions
Date of Final Action:	August 24, 2021
Project Summary:	A request for a Variance from the minimum Lot size, Lot width, and Setbacks

Action Taken

On August 24, 2021, the Board of Adjustments conducted a public hearing and approved the Variance from the minimum Lot size and Setbacks according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The property is located 91 King Road in the Historic Residential – Low Density (HRL) Zoning District.

2. HRL Zoning District is characterized by historic and contemporary homes on one (1) and two (2) lot combinations.
3. The property consists of 2,298 square feet.
4. There is an existing 812 square foot Single Family Dwelling on the property. It is a non-historic site.
5. The existing house is setback from the front property line by approximately five (5) feet. The house is set back from the edge of asphalt on Ridge Avenue by approximately thirty-three (33) feet.
6. The Applicant is requesting a Variance to LMC Sections 15-2.1-3 for minimum Lot size, Lot Width, and Setbacks in the Historic Residential Low – Density Zoning District.
7. Literal enforcement of the LMC would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the LMC as there are circumstances specific to this property that are unique and are not conditions general to the neighborhood such as the substandard Lot size of 2,298 square feet. Literal enforcement would not enable the owner to make substantial improvements to the Property.
8. There are special circumstances attached to this property that do not generally apply to other Properties in the same zone. The Property does not meet the minimum lot size and width requirement for the HRL zone.
9. Granting the Variances are essential to the enjoyment of a substantial property right possessed by other property in the same zone. Granting the Variances allows the property owner to redevelop their property in a way other Properties in the same zone can.
10. The Variances will not substantially affect the General Plan and will not be contrary to public interest. It is within the public interest to mitigate development of an unusually small Lot by enabling future development on the Lot to adhere to Setback requirements.
11. The spirit of the Land Management Code is observed, and substantial justice is done. Granting the Variances will allow the applicant to redevelop the property so that it can become more compliant with the current requirements of the Land Management Code, while also reducing the impact of the non-historic existing structure that does not meet Setback requirements.
12. All other LMC related site and lot criteria, including the other setbacks, height, footprint, parking, uses, etc. will be met.

Conclusions of Law

1. Literal enforcement of the HRL District requirements for this property causes an unreasonable hardship that is not necessary to carry out the general purpose of the zoning ordinance.

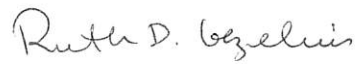
2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.
3. Granting the Variances is essential to the enjoyment of a substantial property right possessed by other property in the same zone.
4. The proposal is consistent with the General Plan.
5. The spirit of the zoning ordinance is observed by this application.

Condition of Approval

1. The Variances are limited to the current dimensions and configuration of the Lot and the existing Structure, as indicated on the plans submitted with this application dated April 8, 2021, unless otherwise approved with an HDDR approval.
2. If the Property Owner has voluntarily demolished, or is required by law to demolish, more than 50% of the Gross Floor Area of the existing Non-Complying Structure, the Structure shall not be restored unless it is restored to comply with the Setback regulations of the Zoning District in which it is located.
3. No future additions to the existing Structure may encroach into the required Setbacks.
4. No other structures including decks are allowed in the front, rear, or side Setbacks.
5. All future development on the Lot shall comply with the requirements of the Historic Residential Low – Density (HRL) Zoning District.
6. The applicant shall require a Conditional Use Permit for Development on Steep Slopes prior to the issuance of a building permit for future development on the rear portion of the Lot.
7. The applicant will need to submit an HDDR application for the proposed design of a new structure or additions to the existing structure to the Planning Department for review for compliance with the Design Guidelines for Historic Districts and Historic Sites prior to the issuance of a building permit for the new construction.
8. If at some point in the future King Road is re-aligned or at the time of redevelopment of the property, the applicant will be responsible for the removal of retaining walls and other structure at their sole expense and in an expeditious manner (within 90 days of written notice).
9. The applicant will need to enter into an Encroachment Agreement with Park City Engineering Department for the retaining walls located within the Public Right-of-Way.
10. City Engineer review and approval of all appropriate grading, utility installation, public improvements is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
11. Prior to the issuance of a building permit a Construction Mitigation Plan that includes careful consideration of how construction related parking will be managed shall be submitted to the Building, Engineering and Planning Departments for review and approval.
12. Development must commence within two (2) years in order for the Side and Front Setback Variance to be effective.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5063 or email browne.sebright@parkcity.org.

Sincerely,

A handwritten signature in cursive script that reads "Ruth D. Gezelius".

Ruth Gezelius
Board of Adjustments, Chair

CC: Browne Sebright, Planner II



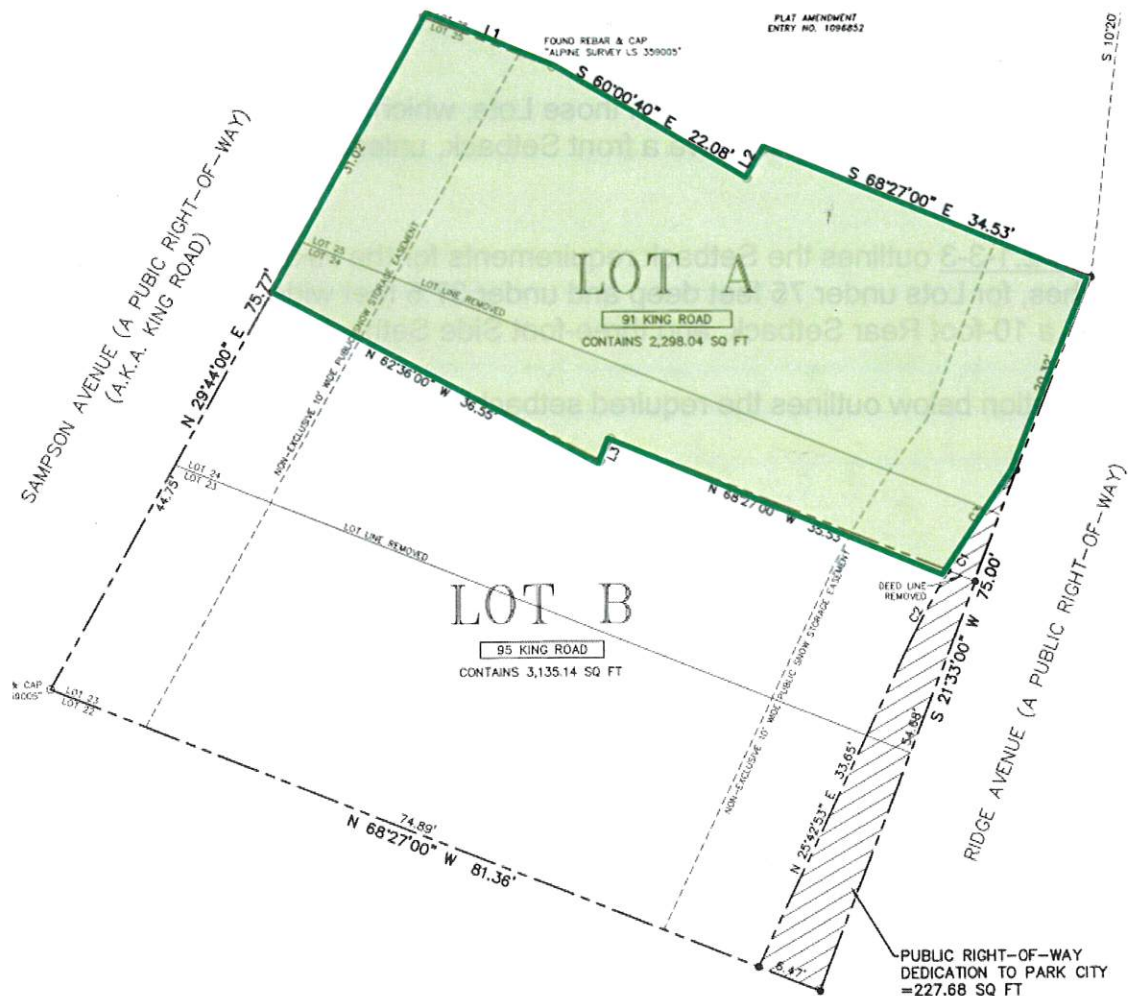
Planning Department

February 13, 2025

Dean Polce
91 King Road
Park City, UT 84060

RE: Setback Determination for an Unusual Lot at 91 King Road

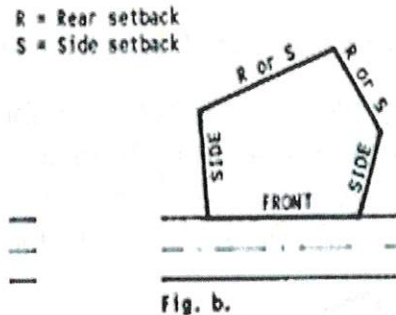
91 King Road is Lot A of the 91 & 95 King Road Plat Amendment in the Historic Residential – Low (HRL) Zoning District. 91 King Road is an unusual lot due to its eight Lot Lines highlighted in green below on an excerpt from the 91 & 95 King Road Plat Amendment, and due to fronting both King Road and Ridge Avenue.





Planning Department

Land Management Code (LMC) [§ 15-4-17](#) outlines regulations for lots with unusual configurations and states "Lots with more than four (4) sides shall have a Side Yard on either side of the Front Yard. The third Side Yard and Rear Yard may be specified by the Planning Director". The LMC provides an illustration to clarify:



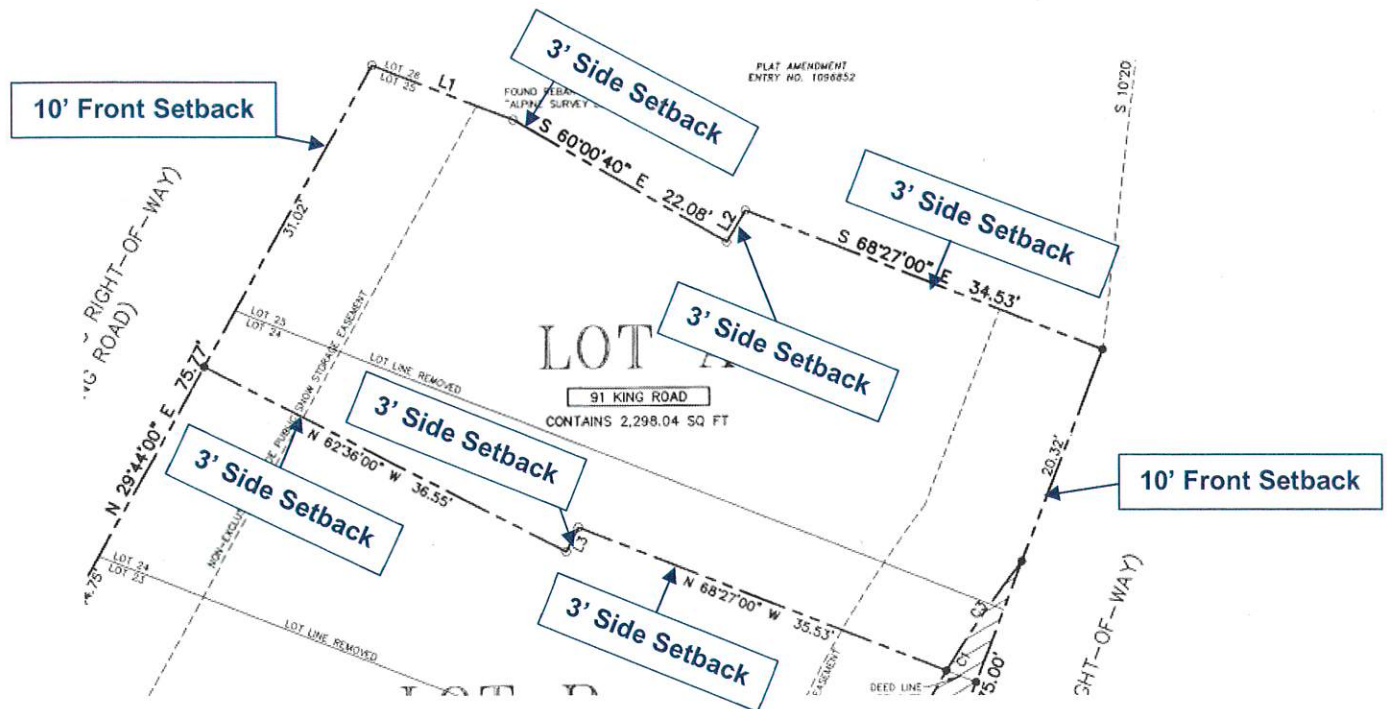
Additionally, LMC [§ 15-4-17](#) states "[o]n those Lots, which border a Street on both the back and front, both sides must have a front Setback, unless otherwise an exception by this Code."

LMC [§ 15-2.1-3-3](#) outlines the Setback requirements for the HRL Zoning District, and establishes, for Lots under 75 feet deep and under 37.5 feet wide, a 10-foot Front Setback, a 10-foot Rear Setback, and three-foot Side Setbacks.

The illustration below outlines the required setbacks for 91 King Road:



Planning Department



If you have questions or concerns regarding this Determination Letter, contact the Planning Department.

Sincerely,

Rebecca Ward
Planning Director
(435) 615-5046
rebecca.ward@parkcity.org

CC: Project Planner, Lillian Zollinger



Planning Department

February 26, 2025

Dean Polce
91 King Road
Park City, UT 84060

CC: Jonanthan DeGray

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 91 King Road

Zoning District: Historic Residential - Low

Application: Steep Slope Conditional Use Permit

Project Number: PL-24-06328

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: February 26, 2025

Project Summary: The Applicant Proposes to Construct a New Single-Family Dwelling on a Steep Slope.

Action Taken

On February 26, 2025, the Planning Commission conducted a public hearing and approved the Steep Slope Conditional Use Permit (SSCUP) for a new Single-Family Dwelling at 91 King Road according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 91 King Road is an unusual Lot because it is not a rectangle.
2. The property is in the Historic Residential - Low Density (HRL) Zoning District.
3. An existing non-historic Single-Family Dwelling (SFD) was constructed in 1970 on site.
4. The Applicant proposes to demolish the existing SFD and construct a new one.
5. On August 24, 2021, the Board of Adjustment approved a Variance from the minimum Lot size, Lot width, and Setbacks for 91 King Road, which allowed the Applicant to complete a Plat Amendment. Condition of Approval 5 of the



Planning Department

Variance states, "all future development on the Lot shall comply with the requirements of the Historic Residential - Low Density (HRL) Zoning District."

6. 91 King Road is Lot B of the 91 & 95 King Road Plat Amendment approved under Ordinance No. 2021-39 by the City Council on October 7, 2021.
7. The new SFD proposes constructing approximately 430 square feet on an existing Slope of thirty percent (30%) or greater. Therefore, pursuant to § 15-2.1-6, a SSCUP application is required.
8. In conjunction with the SSCUP, the Applicant submitted a Historic District Design Review (HDDR) Application (PL-24-06328). The HDDR Application approval is subject to the approval of this SSCUP.
9. The minimum Lot size in the HRL Zoning District is 3,750 square feet. In 2021, the Board of Adjustment found the property met the Variance criteria and granted a Variance from the minimum Lot size for the 2,298-square-foot Lot.
10. The maximum Lot size in the HRL Zoning District is 5,625 square feet. The Lot is 2,298 square feet and complies.
11. The minimum Lot width in the HRL Zoning District is 35 feet. In 2021, the Board of Adjustment found the property met the Variance criteria and granted a Variance from the minimum Lot width, approving the 32-foot Lot width.
12. The maximum Building Footprint in the HRL Zoning District for a Lot that is 2,298 square feet is 1,010 square feet. The proposed Building Footprint is 988 square feet and complies.
13. LMC § 15-4-17 outlines the Setbacks for an unusual Lot. On February 13, 2025, the Planning Director determined the Setbacks for 91 King Road.
14. The minimum Front and Rear Setbacks for Lots 75 feet or less in depth in the HRL Zoning District is 10 feet each. The Lot is 74.95 feet deep at its longest point. The proposed SFD has a 10' west Front Setback and 10' east Frontf Setback. The proposed SFD complies with Setback requirements.
15. Minimum Side Setbacks for Lots up to 37.5' in width are three feet each in the HRL Zoning District. The Lot is 32 feet in width. The proposed SFD has a three-foot side Setback for each side and complies.
16. The maximum building height is 27 feet from Existing Grade in the HRL Zoning District. The proposed maximum building height is 27' from Existing Grade and complies.
17. The HRL Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back for 20 feet at 22 feet 11-3/8 inches feet from the lowest point of Existing Grade and complies.
18. Final Grade must be within four feet of existing grade in the HRL Zoning District. The proposed Final Grade is within four feet of Existing Grade.



Planning Department

19. Structures cannot exceed 35 feet from the lowest floor plane to the point of highest wall top plate that supports the ceiling joists or roof rafters in the HRL Zoning District. The proposal has an interior height of 35 feet and complies.
20. The roof pitch for the Contributing Roof Form must be between 7:12 and 12:12 in the HRL Zoning District and occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. The proposed roof pitch is 7:12. The entire First Story is located under the finish grade on all sides of the structure. However, the Applicant still proposes a 20-foot step down at approximately 22 feet, eight inches.
21. Per Land Management Code (LMC) § 15-2.1-6, SSCUP applications are subject to the following criteria:

1. **LOCATION OF DEVELOPMENT** – *Development is located and designed to reduce visual and environmental impacts of the Structure.*

Complies: The proposed SFD is less than the 1,010-square-foot Maximum Building Footprint and is compliant with the required Setbacks, step-back, and height. The slope of the site is the steepest at the rear, and the SFD has been designed to step up the hillside, in a similar pattern to adjacent properties on the street.

2. **VISUAL ANALYSIS** – *The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points: To determine potential impacts of the proposed Access, and Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.*

Complies: The Applicant provided the following photos, taken from Ontario Avenue and Prospect Avenue, showing the visibility of the new proposed SFD. The proposed SFD is mostly concealed from these locations due to the change in elevation, existing structures, and vegetation.

3. **ACCESS** – *Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.*

See Condition of Approval 16: The proposed Site is located off King Road, with the Front Property Line approximately 6 feet from the road. The front of the Lot, where the driveway will go, is not very steep and will not require much grading. The Applicant will be required to record an encroachment agreement with the City for A 10-foot-wide heated driveway access to the site.



Planning Department

4. **TERRACING** – *The project may include terraced retaining Structures if necessary to regain Natural Grade.*

Condition of Approval 19: The Applicant proposes eleven retaining walls, less than six feet in height, on the south, east, and west sides, to be within four feet of the Existing Grade. The Engineering Department noted that the proposed terraced walls and their heights were compliant with the findings of the Geotech report and requirements for soil retention (see Exhibit C). If the Applicant proposes additional retaining walls or increases in retaining wall heights, the Applicant will be required to file a modification application for Planning Commission review and approval prior to construction.

5. **BUILDING LOCATION** – *Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.*

Complies: The Applicant proposes a smaller footprint than the maximum allowed and coordinated the front of the structure to start in a similar location to the adjacent structures.

6. **BUILDING FORM AND SCALE** – *Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.*

Complies: The proposed structure is broken up into two masses; the structure stays level with the grade at the front of the property and then steps up in the rear as the slope increases. The front portion of the structure stays under 23 feet in height until the slope starts to increase, approximately 20 feet back. This reduction in height from the allowed 27 feet is not required, as analyzed above, because the entire First Story of the structure is below Final Grade. The Applicant proposes a shorter, less impactful structure to reduce the scale of the structure as viewed from the road. Additionally, the single-car garage is subordinate to the structure and set back over two and a half feet from the pedestrian entrance.

7. **SETBACKS** – *The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.*



Planning Department

See Condition of Approval 20: The proposed structure is compliant with the required Setbacks of the HRL Zoning District. The proposed SFD sets back from King Road ROW in a distance similar to adjacent properties and to reduce excavation at the rear where the slope is steepest. The Applicant shall update the plans to show the east Front Setback complies with the Ridge Avenue ROW.

8. **DWELLING VOLUME** – *The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.*

Complies: As seen from King Road, the proposed SFD looks more like a two-story structure. The proposed volume is compliant with the HRL Zoning District Lot and Site requirements as analyzed above.

9. **BUILDING HEIGHT | STEEP SLOPE** – *The Zone Height in HRL is 27' for Structures and is restricted as stated above in Section 15-2.1-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.*

Complies: The proposed SFD height is 26' 8". The tallest portion of the structure is at the rear of the Lot, less visible from King Road, and steps up the hillside, similar to the adjacent properties.

22. The analysis of the Staff Report is incorporated herein.

23. Staff published notice on the City's website and posted notice to the property on February 12, 2024. Staff mailed courtesy notice to property owners within 300 feet and posted notice to the property on February 12, 2024. The Park Record published notice on February 12, 2024.

Conclusions of Law

1. The proposal complies with the LMC requirements in Chapter 15-2.1, Historic Residential - Low (HRL) District.
2. The proposal complies with the LMC requirements in Chapter 15-2.1-6, Development on Steep Slopes in the HRL District.
3. The proposal complies with the LMC requirements in Chapter 15-3, Off-Street Parking.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed February 26, 2025, by the Planning Commission,



Planning Department

pending design modifications required for Historic District Design Review compliance. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

2. The Applicant shall receive approval of a Historic District Design Review prior to submitting a Building Permit application.
3. If the Applicant does not obtain a building permit within one year of the date of this approval, this SSCUP approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
4. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope of work, in shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
6. Residential fire sprinklers are required for all new construction on this lot, per requirements of the Chief Building Official.
7. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste-impacted soils they must handle the material in accordance with State and Federal law.
8. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state. The Final Grade shall be within four feet of Existing Grade.
9. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
10. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
11. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000 degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting



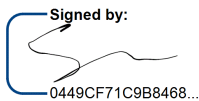
Planning Department

details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.

12. The Applicant shall submit final slope stability prior to submitting a building permit, subject to City Engineer approval.
13. The Applicant shall provide soil stabilization and drainage details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
14. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
15. Retaining walls cannot exceed the height approved as part of this SSCUP without modifying the SSCUP.
16. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department for the heated driveway.
17. If the Applicant proposes additional retaining walls not approved under this SSCUP, the Applicant must file a modification application and return to the Planning Commission for review and approval prior to submitting a revised building permit.
18. The Applicant shall update the final plans to show the Front Setback complies with Ridge Avenue Right-of-Way according to the LMC § 15-15-1 definition of *Setback*. The plans shall also be updated to comply with Front Setback regulations outlined in LMC § 15-2.1-3(G).
19. Parking for 91 King Road is limited to the garage and driveway that is not to exceed 10 feet in width. No additional parking pad on site is allowed.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

Signed by:

0449CF71C9B8468...

Sarah Hall,
Planning Commission Chair

CC: Lillian Zollinger, Planner III

Planning Department Staff Report



Subject: 199 Heber Avenue
Application: PL-25-06442
Authors: Jaron Ehlers, Planner I
Heather Wasden, Planning Technician
Date: March 20, 2025
Type of Item: Administrative Conditional Use Permit
Outdoor Dining

Recommendation

(I) Review the 199 Heber Avenue Administrative Conditional Use Permit for Outdoor Dining, (II) conduct a public hearing, and (III) consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Byron Ellenburg, Applicant Representative

Location: 199 Heber Avenue

Zoning District: Historic Recreation Commercial

Adjacent Land Uses: Restaurant, Multi-Family Development

Reason for Review: The Planning Director takes Final Action on Administrative Conditional Use Permits.¹

ACUP Administrative Conditional Use Permit
HRC Historic Recreation Commercial
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Summary

The Applicant proposes Outdoor Dining on an existing deck at 199 Heber Avenue in the Union Square Condominiums First Amended Plat (Summit County Recorder Entry No. 879382, Exhibit D). 199 Heber Avenue is in the Historic Recreation Commercial (HRC) Zoning District. The proposed Outdoor Dining consists of three round tables with two chairs per table. The property is a Significant Historic Site.

¹ LMC [§ 15-1-8\(J\)](#)



Figure 1: Image of location taken from Google Earth.

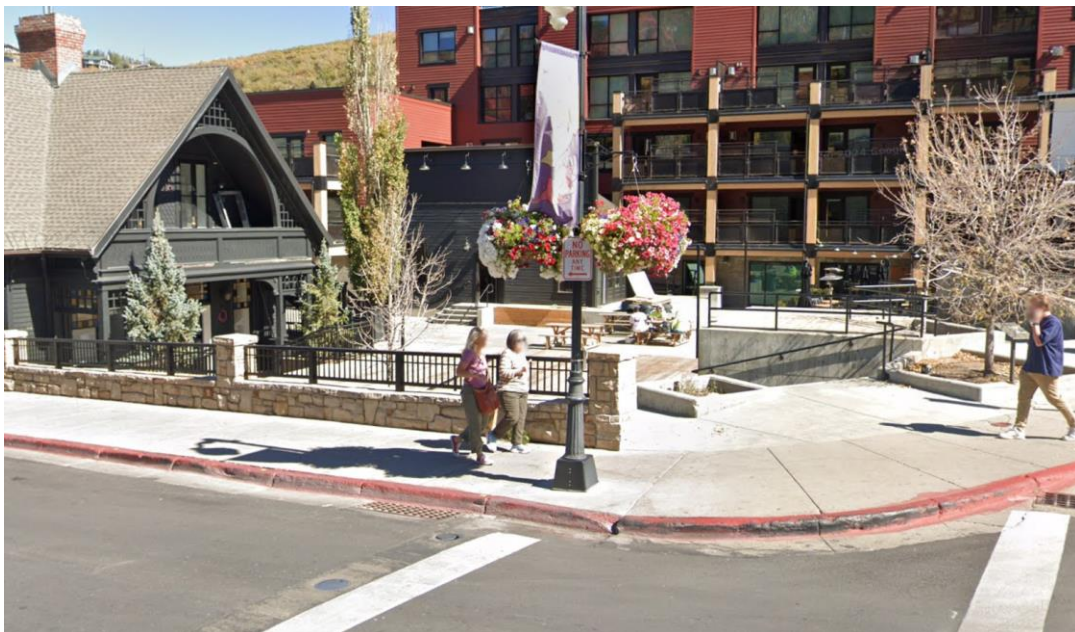


Figure 2: Image of 199 Heber Avenue taken from Google Street view.

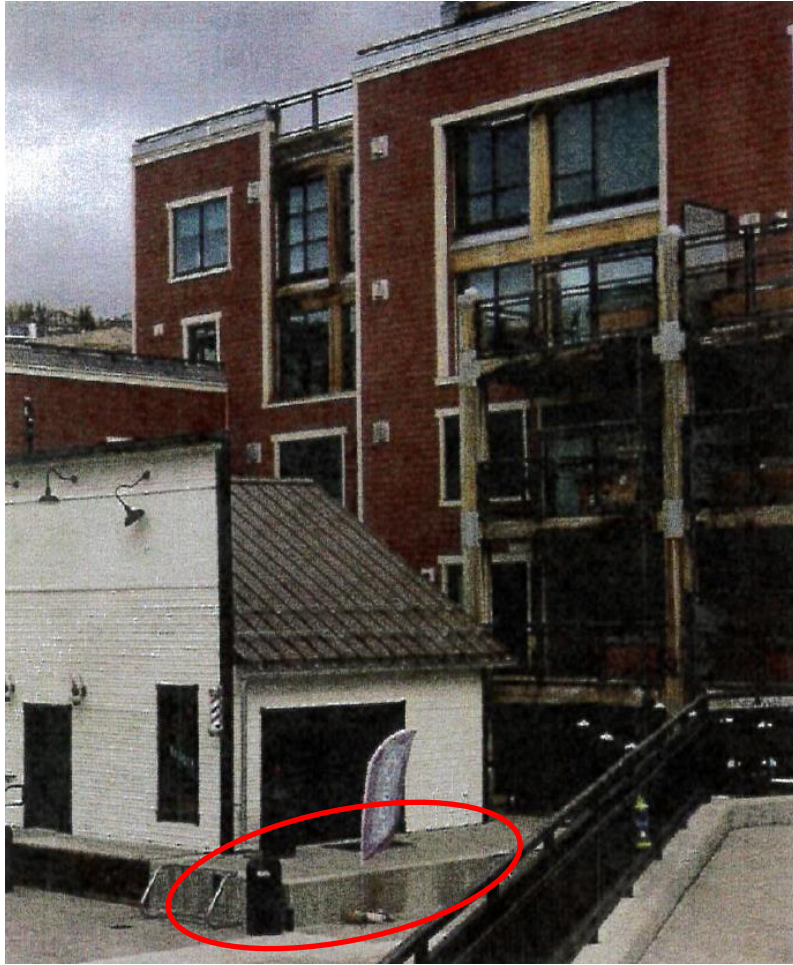


Figure 3: Image of the deck provided by Applicant.



Figure 4: Image of proposed tables provided by Applicant.

Background

According to the Historic Site Inventory Form (Exhibit B) the building at 199 Heber Avenue was built between 1907 and 1929. This structure is seen on the 1929 Sanborn Insurance map as part of a lumberyard operated by the Morrison-Merrill Lumber Company.

199 Heber Avenue is Unit COM-2 of the Union Square Condominiums Plat, recorded with Summit County on April 12, 2006. On December 4, 2008, the City Council passed Ordinance No. 08-47 approving the Union Square Condominiums First Amended Plat, which changed the Plat to reflect as-built conditions for the Pedestrian Easement, a change in ownership for multiple units, and Limited Common Areas for specific units (Exhibit C). Unit COM-2 was established by this change, separating it from Unit COM-1.

According to the Historic Site Inventory Form, the building was moved in July 2006 from another site to its current location.

On January 9, 2025, City staff issued a Business License for a Café at 199 Heber Avenue (B-019718).

On February 18, 2025, the Applicant submitted an application for an Administrative Conditional Use Permit (ACUP) for Outdoor Dining associated with the Café. On March 10, 2025, Planning staff deemed the Application complete.

Analysis

(I) The proposal for Outdoor Dining complies with the Historic Recreation Commercial Zoning District regulations outlined in Land Management Code Chapter 15-2.5.

Land Management Code (LMC) [§15-2.5-2\(B\)\(21\)](#) establishes *Restaurant and Café, outdoor dining* as an Administrative Conditional Use in the HRC.

LMC [§ 15-2.5-12](#) requires compliance with Chapter 15-13, regulations for Historic Districts and Historic Sites. LMC [§ 15-13-3\(B\)\(1\)\(d\)\(1\)](#) requires “All Streetscape or character area elements should work together to create a coherent visual identity and public space. The visual cohesiveness and historic character of the area shall be maintained through the use of complementary materials” and LMC [§ 15-13-3\(B\)\(1\)\(d\)\(4\)](#) requires “Street furniture, trash receptacles, bike racks, planters and other elements shall be simple in design and compatible with the appearance and scale of adjacent buildings and public spaces.”

The proposed tables have a metal base and frame with a stone top. The Applicant proposes wicker chairs. They comply with the regulations as they are simple in design, and the dark color of the chairs and table supports complement the dark paint of 199 Heber. The Applicant is also proposing dark colored railing.

LMC [§ 15-3-6\(B\)](#) requires site specific review of the parking for Outdoor Dining at the time of ACUP. The Applicant proposes a minimal increase of service of up to six people which will not notably increase the existing parking demand.

LMC [§ 15-4-21\(B\)\(1\)](#) establishes the following criteria:

Per the Union Square Plat, 199 Heber Avenue is designated Unit COM-2. The existing deck is shown to be appurtenant to Unit COM-2 and is designated Commercial Limited Common Area on the plat.



The deck is located outside the Public Pedestrian Easement circled in blue in Figure 5.

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circulation.

The proposed seating Area is located on the existing deck circled in red in Figure 5 and does not impede emergency Access or circulation.

(d) The proposed furniture is Compatible with the Streetscape.

The proposed tables have a metal base and frame with a stone top. The Applicant proposes wicker chairs. They comply with the regulations as they are simple in design, and the dark color of the chairs and table supports complement the dark paint of 199 Heber. The Applicant is also proposing dark colored railing.

(e) No music or noise is in excess of the City Noise Ordinance, Title 6.

Outdoor Dining Uses must comply with the City Noise Ordinance, Municipal Code of Park City Chapter 6-3:

Use District	10:00 p.m. - 6:00 a.m.	6:00 a.m. - 10:00 p.m.
Residential	50 dBA	55 dBA
Commercial	60 dBA	65 dBA

When a noise source can be identified and its noise measured in more than one land use category, the limits of the least restrictive use shall apply at the boundaries between different land use categories.

(f) No Use after 10:00 p.m.

Staff recommends Condition of Approval 1, “There will be no use of Outdoor Dining after 10:00 p.m.”

(g) Review of the Restaurant’s seating capacity to determine appropriate mitigation measures in the event of increased parking demand.

See Analysis Section II.

(III) The proposal for Outdoor Dining, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Department shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects

of the proposed Use in accordance with applicable standards. The Planning Department may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC [§ 15-1-10](#).

CUP Review Criteria	Analysis of Proposal
Size and location of the Site	Complies Outdoor Dining is proposed on an existing deck area that is approximately 245-square-foot within the platted limited common space appurtenant to 199 Heber Avenue and does not impact the existing pedestrian or emergency access.
Traffic capacity	Complies The increase at most of six additional patrons will have minimal impacts to traffic. The location is walkable as it is right by the existing public pedestrian easement which connects the plaza to Main Street and Heber Avenue.
Utility capacity	Complies The utilities are remaining as is, and the Outdoor Dining furniture is being placed on an existing deck and as such are not reducing Storm Water prevention capacity.
Emergency vehicle access	Complies The Outdoor Dining does not impede the existing emergency vehicle access to the Site as it is in the interior of the plaza.
Off-street parking	Complies See Analysis Section II.
Internal vehicular and pedestrian circulation system	Complies See Analysis Section III(b).
Fencing, screening, and landscaping	Complies No changes to the existing fencing, screening or landscaping are proposed with this application.
Structure Mass, bulk, and orientation	Complies No changes to the existing structures are proposed.

Useable open space	Complies No changes to the existing open space are proposed.
Signs and lighting	Complies No changes to the existing signs or lighting are proposed.
Physical design and compatibility with surrounding structures	The proposed tables have a metal base and frame with a stone top. The Applicant proposes wicker chairs. They comply with the regulations as they are simple in design, and the dark color of the chairs and table supports complement the dark paint of 199 Heber. The Applicant is also proposing dark colored railing.
Noise, vibration, odors, steam, or other mechanical structures	Complies See Analysis Section III(e).
Expected ownership	Complies No changes to ownership are proposed.
Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, or Steep Slopes	Complies There will be no disturbance of the existing topography.
General Plan Consistency	Complies The Outdoor Dining will support the General Plan Goal 6.8 (p.218) “Old Town: Main Street as the heart of Park City,” by encouraging commerce, merchants, and visitors, and by gathering shoppers to enjoy Main Street.

(IV) The Development Review Committee reviewed the proposal on March 4, 2025 and confirmed the proposal complies with their required standards.²

Department Review

The Planning Department reviewed this report.

² The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney’s Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 10, 2025. Staff mailed courtesy notice to adjacent property owners on March 10, 2025.³

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

The Planning Director may:

- Approve the proposed ACUP;
- Deny the proposed ACUP and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Attachment 1: Proposed Plans

Exhibit B: 199 Heber Avenue Historic Site Form

Exhibit C: Ordinance 08-47

Exhibit D: Current Plat

³ LMC [§ 15-1-21](#)



Planning Department

March 20, 2025

Byron Ellenburg

CC: Margo Cowley

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 199 Heber Avenue

Zoning District: Historic Recreation Commercial

Application: Administrative Conditional Use Permit

Project Number: PL-25-06442

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 20, 2025

Project Summary: The Applicant proposes Outdoor Dining for three tables and six seats on an existing deck.

Action Taken

On March 20, 2025, the Planning Director conducted a public hearing and approved the Administrative Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Applicant proposes Outdoor Dining on an existing deck at 199 Heber Avenue in the Union Square Condominiums First Amended Plat (Summit County Recorder Entry No. 879382).
2. 199 Heber Avenue is in the Historic Recreation Commercial (HRC) Zoning District.
3. The proposed Outdoor Dining consists of three round tables with two chairs per table.
4. The property is a Significant Historic Site.



Planning Department

5. According to the Historic Site Inventory Form the building at 199 Heber Avenue was built between 1907 and 1929. This structure is seen on the 1929 Sanborn Insurance map as part of a lumberyard operated by the Morrison-Merrill Lumber Company.
6. 199 Heber Avenue is Unit COM-2 of the Union Square Condominiums Plat, recorded with Summit County on April 12, 2006.
7. On December 4, 2008, the City Council passed Ordinance No. 08-47 approving the Union Square Condominiums First Amended Plat, which changed the Plat to reflect as-built conditions for the Pedestrian Easement, a change in ownership for multiple units, and Limited Common Areas for specific units. Unit COM-2 was established by this change, separating it from Unit COM-1.
8. According to the Historic Site Inventory Form, the building was moved in July 2006 from another site to its current location.
9. On January 9, 2025, City staff issued a Business License for a Café at 199 Heber Avenue (B-019718).
10. On February 18, 2025, the Applicant submitted an application for an Administrative Conditional Use Permit (ACUP) for Outdoor Dining associated with the Café.
11. On March 10, 2025, Planning staff deemed the Application complete.
12. The proposal for Outdoor Dining complies with the Historic Recreation Commercial Zoning District regulations outlined in Land Management Code Chapter 15-2.5:
 - a. Land Management Code (LMC) § 15-2.5-2(B)(21) establishes *Restaurant and Café, outdoor dining* as an Administrative Conditional Use in the HRC.
 - b. LMC § 15-2.5-12 requires compliance with Chapter 15-13, regulations for Historic Districts and Historic Sites. LMC § 15-13-3(B)(1)(d)(1) requires "All Streetscape or character area elements should work together to create a coherent visual identity and public space. The visual cohesiveness and historic character of the area shall be maintained through the use of complementary materials" and LMC § 15-13-3(B)(1)(d)(4) requires "Street furniture, trash receptacles, bike racks, planters and other elements shall be simple in design and compatible with the appearance and scale of adjacent buildings and public spaces."
 - c. The proposed tables have a metal base and frame with a stone top. The Applicant proposes wicker chairs. They comply with the regulations as



Planning Department

they are simple in design, and the dark color of the chairs and table supports complement the dark paint of 199 Heber. The Applicant is also proposing dark colored railing.

13. The proposal for Outdoor Dining complies with the Off-street Parking requirements outlined in Land Management Code Chapter 15-3.
 - a. LMC § 15-3-6(B) requires site specific review of the parking for Outdoor Dining at the time of ACUP. The Applicant proposes a minimal increase of service of up to six people which will not notably increase the existing parking demand.
14. The proposal for Outdoor Dining complies with LMC Section 15-4-12.
 - a. LMC § 15-4-21(B)(1) establishes the following criteria:
 - i. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.
 1. Per the Union Square Plat, 199 Heber Avenue is designated Unit COM-2. The existing deck is shown to be appurtenant to Unit COM-2 and is designated Commercial Limited Common Area on the plat.
 - ii. The proposed seating Area does not impede pedestrian circulation.
 1. The deck is located outside the Public Pedestrian Easement.
 - iii. The proposed seating Area does not impede emergency Access or circulation.
 1. The proposed seating Area is located on the existing deck and does not impede emergency Access or circulation.
 - iv. The proposed furniture is Compatible with the Streetscape.
 1. The proposed tables have a metal base and frame with a stone top. The Applicant proposes wicker chairs. They comply with the regulations as they are simple in design, and the dark color of the chairs and table supports complement the dark paint of 199 Heber. The Applicant is also proposing dark colored railing
 - v. No music or noise is in excess of the City Noise Ordinance, Title 6.
 1. Outdoor Dining Uses must comply with the City Noise Ordinance, Municipal Code of Park City Chapter 6-3.
 - vi. No Use after 10:00 p.m.
 1. Staff recommends Condition of Approval 1, "There will be no use of Outdoor Dining after 10:00 p.m."



Planning Department

- vii. Review of the Restaurant's seating capacity to determine appropriate mitigation measures in the event of increased parking demand.

1. See Finding of Fact 13.

15. The proposal for Outdoor Dining, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).

CUP Review Criteria	Analysis of Proposal
Size and location of the Site	Complies Outdoor Dining is proposed on an existing deck area that is approximately 245-square-foot within the platted limited common space appurtenant to 199 Heber Avenue and does not impact the existing pedestrian or emergency access.
Traffic capacity	Complies The increase at most of six additional patrons will have minimal impacts to traffic. The location is walkable as it is right by the existing public pedestrian easement which connects the plaza to Main Street and Heber Avenue.
Utility capacity	Complies The utilities are remaining as is, and the Outdoor Dining furniture is being placed on an existing deck and as such are not reducing Storm Water prevention capacity.
Emergency vehicle access	Complies The Outdoor Dining does not impede the existing emergency vehicle access to the Site as it is in the interior of the plaza.
Off-street parking	Complies See Finding of Fact 13.
Internal vehicular and pedestrian circulation system	Complies See Finding of Fact 14(iii)(1).
Fencing, screening, and landscaping	Complies No changes to the existing fencing, screening or landscaping are proposed with this application.



Planning Department

Structure Mass, bulk, and orientation	Complies No changes to the existing structures are proposed.
Useable open space	Complies No changes to the existing open space are proposed.
Signs and lighting	Complies No changes to the existing signs or lighting are proposed.
Physical design and compatibility with surrounding structures	The proposed tables have a metal base and frame with a stone top. The Applicant proposes wicker chairs. They comply with the regulations as they are simple in design, and the dark color of the chairs and table supports complement the dark paint of 199 Heber. The Applicant is also proposing dark colored railing.
Noise, vibration, odors, steam, or other mechanical structures	Complies See Finding of Fact 14(v)(1).
Expected ownership	Complies No changes to ownership are proposed.
Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, or Steep Slopes	Complies There will be no disturbance of the existing topography.
General Plan Consistency	Complies The Outdoor Dining will support the General Plan Goal 6.8 (p.218) "Old Town: Main Street as the heart of Park City," by encouraging commerce, merchants, and visitors, and by gathering shoppers to enjoy Main Street.



Planning Department

16. The Development Review Committee reviewed the proposal on March 4, 2025, and they confirmed that the proposal complies with their required standards.
17. Staff published notice on the City's website and posted notice to the property on March 10, 2025. Staff mailed courtesy notice to adjacent property owners on March 10, 2025.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in LMC Chapter 15-2.5 *Historic Recreation Commercial Zoning*, LMC Chapter 15-3 *Off-Street Parking*, LMC Section 15-4-12 *Goods and Uses to be Within Enclosed Building*, LMC Section 15-1-10, and *Conditional Use Review Process*.
2. The Use will be compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any difference in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. Use of Outdoor Dining after 10:00 p.m. is prohibited.
2. No Signs or Outdoor Lighting are proposed or approved with this application.
3. The Outdoor Dining shall consist of no more than three tables with two seats each for a total of six seats.
4. The Planning Department must be informed in writing of any proposed changes to the approved Plans failure to do so may result in a Stop Work Order and Code Enforcement Action.

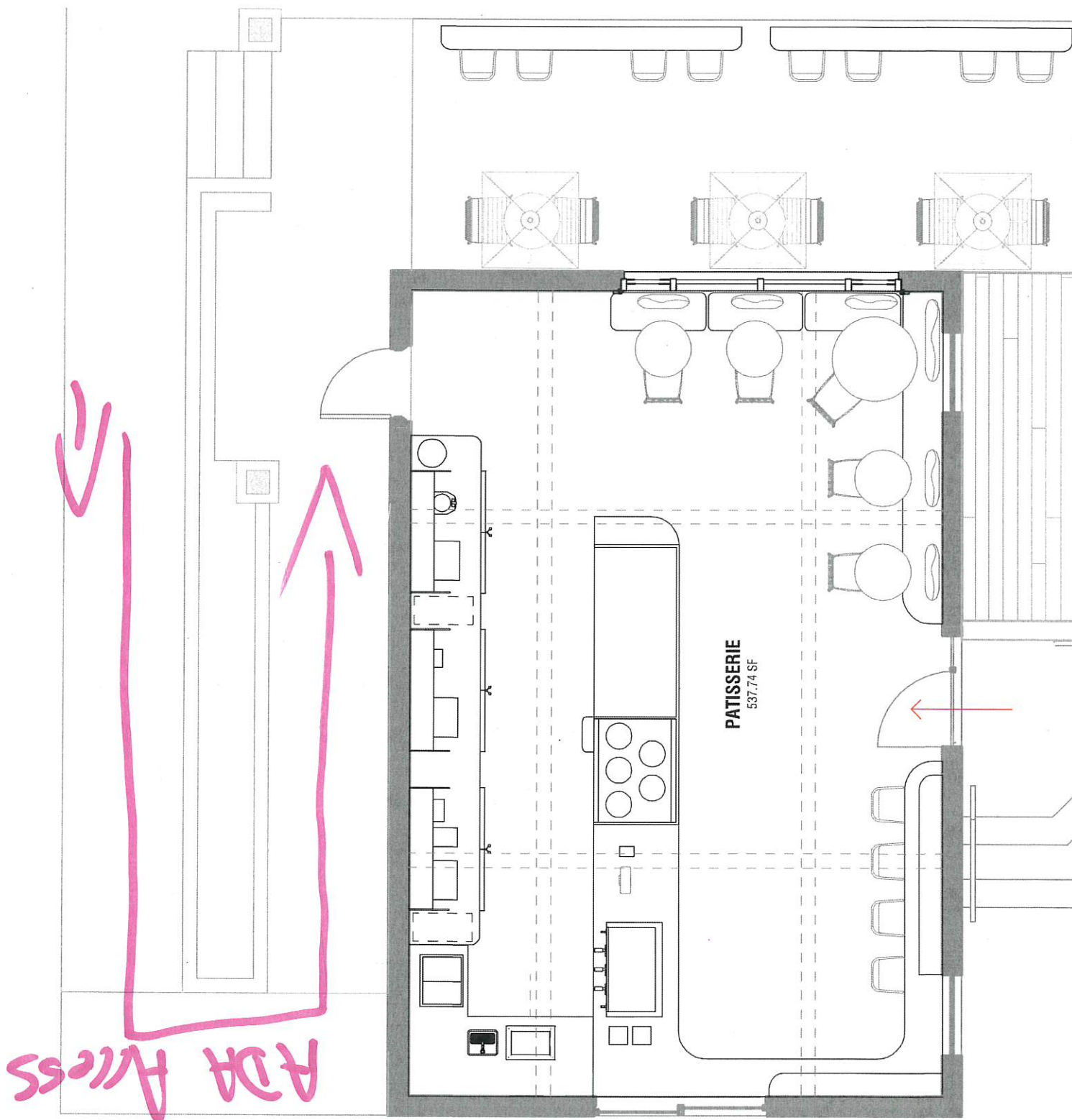
If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email jaron.ehlers@parkcity.org.

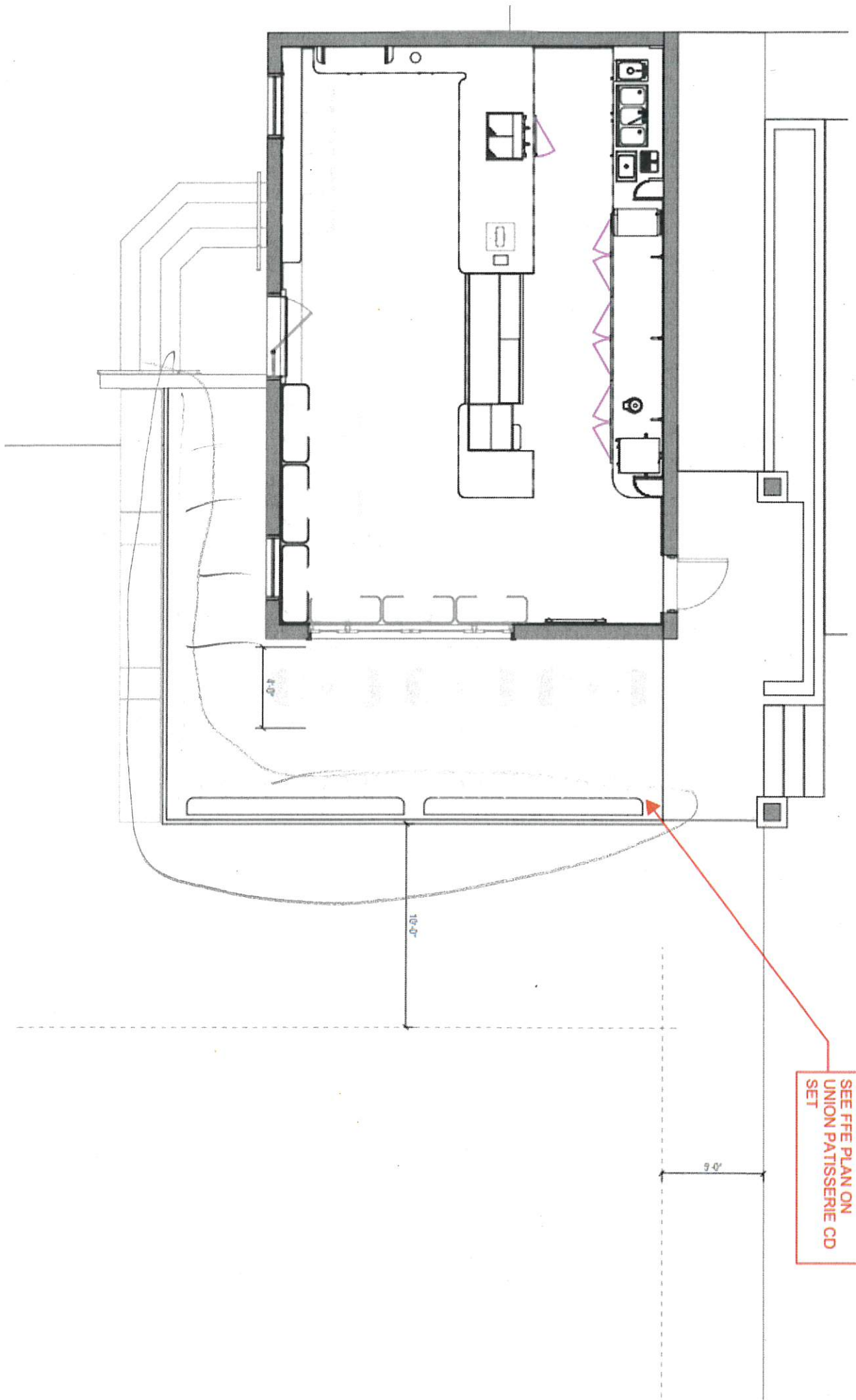
Sincerely,

Rebecca Ward, Planning Director

CC: Jaron Ehlers & Heather Wasden, Project Planners

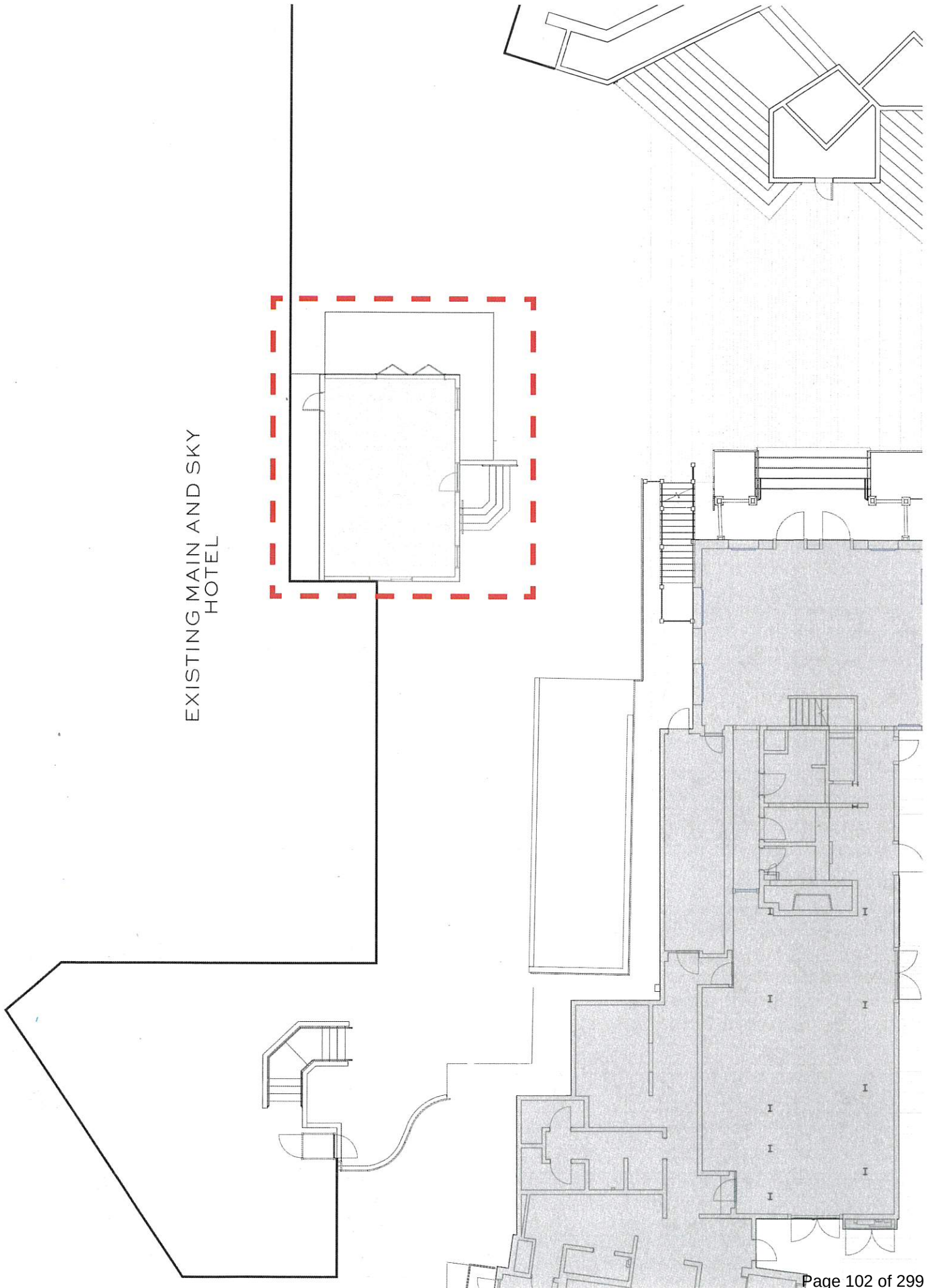
Attachment 1: Approved Plans



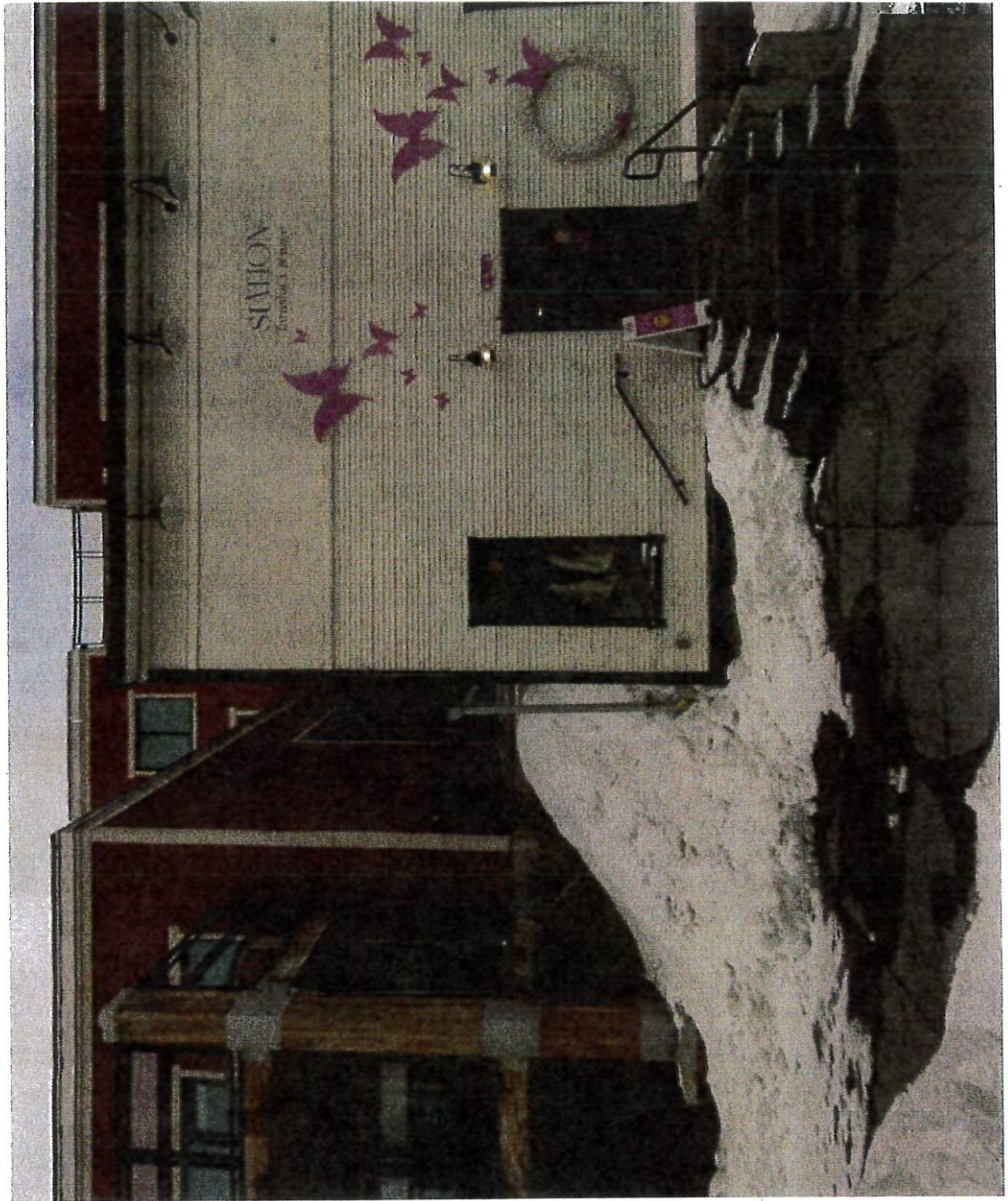


SEE FFE PLAN ON
UNION PATISSERIE CD
SET

EXISTING MAIN AND SKY
HOTEL







EAST ELEVATION





Paris Outdoor Dining Sic Chair

Item #: 39648128794709

\$162.50

Shipping is calculated at checkout.
Details about **Shipping times**.

Color

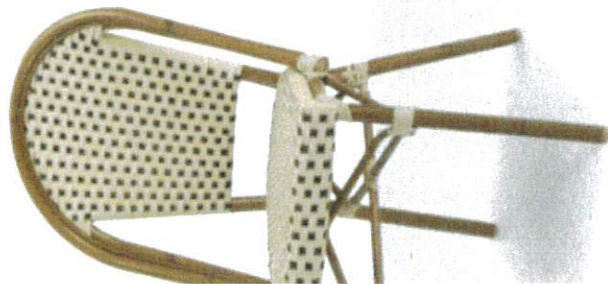
Cream and Chocolate

Quantity

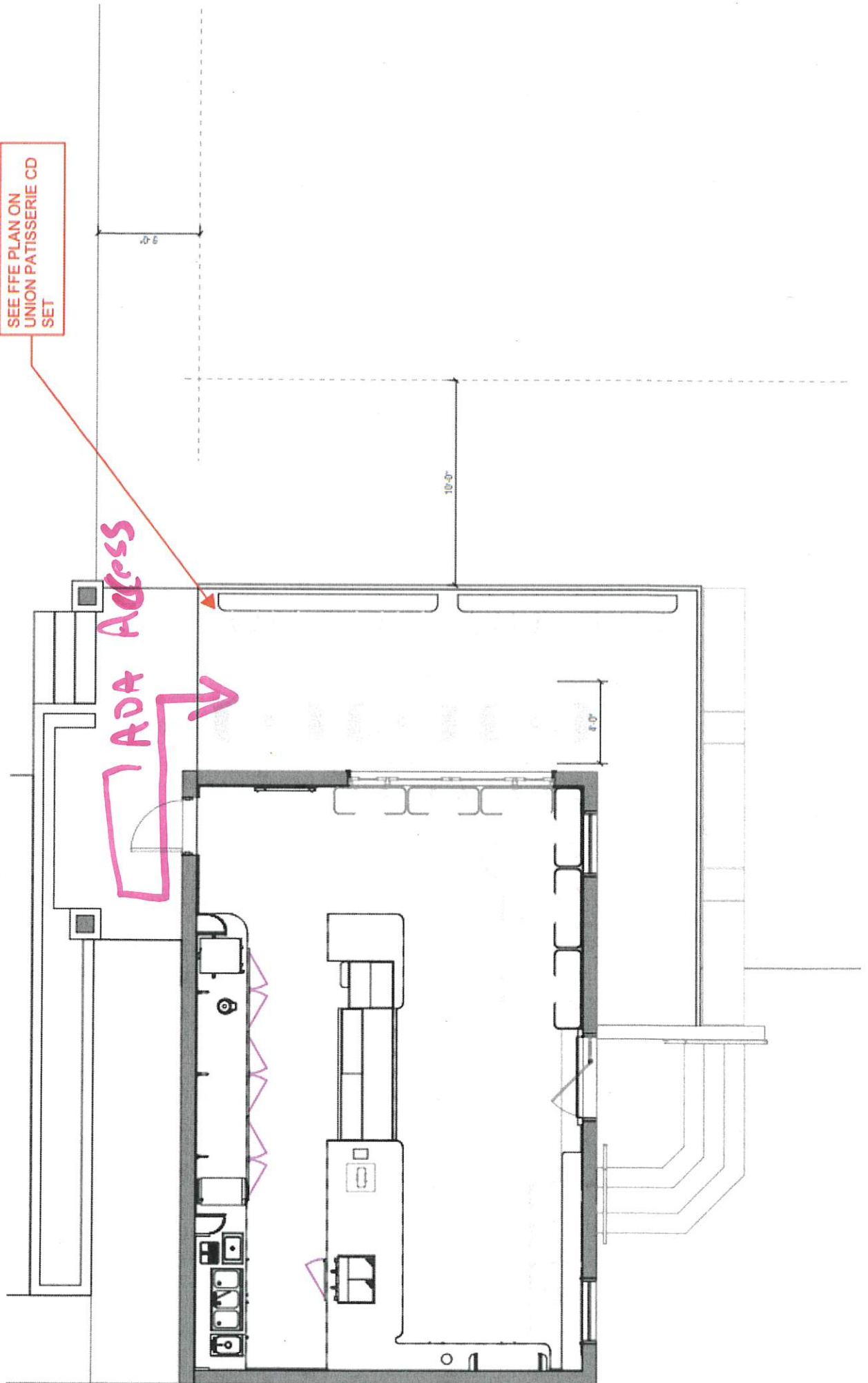
— 12 +

Add to cart

Can't find exactly what you're looking for or h
questions? **Contact us**



SEE FFE PLAN ON
UNION PATISSERIE CD
SET



201 HEBER AVE #LB-1
STORIED DEER VALLEY LLC
PO BOX 4349
PARK CITY, UT

702 MAIN STREET
MARRIOTT OWNERSHIP RESORTS INC
% MARRIOTT INT. INC.
1200 BARTOW ROAD SOUTH #40
LAKEHEAD, FL 33801

255 HEBER AVE #104
BRADEN BELL
680 KINDERKAMACK RD
RIVER EDGE, NJ 07661

255 HEBER AVE #105
MICHAEL K NEBORAK CO-
TRUSTEE
16 GREENLAW ROAD
KATONAH, WY 10536

255 HEBER AVE #A
BARCLAY BUTERA INC
17335 MT WYNNE CIR
FOUNTAIN VALLEY, CA 92708

255 HEBER AVE #G
PARK CITY POBON CREEK LLC
178 E COTTAGE COVE
SARATOGA SPRINGS, UT 84045

255 HEBER AVE #101
GARY HARSHBERGER
1302 UNIVERSITY DRIVE
DODGE CITY, KS 67801

255 HEBER AVE #103
BRUCE E RUBEN-TRUSTEE
1926 OAK CLIFF DRIVE
BLOOMFIELD, MI 48302

201 HEBER AVE #603
MGT COMMITTEE UNION SQ OWNERS
ASSOC INC
% BRENDA NAGLE
PO BOX 683300
PARK CITY, UT 84068-3300

201 HEBER AVE
201 HEBER LOBBY LLC
160 W CANYON CREST RD
ALPINE, UT 84004

201 HEBER AVE
PRC C/D LLC
90 E 7200 S #200
MIDVALE, UT 84047

692 MAIN STREET #C-1
JPK CANYON CENTER OWNER
LLC T/C
ONE BROADCAST WAY
CADILLAC, MI 49601

692 MAIN STREET #A, PH
COW PALACE WEST LLC
6263 N SCOTTSDALE RD STE 330
SCOTTSDALE, AZ 85250

692 MAIN STREET #C
PC 692 MAIN STREET LLC
15 BROAD ST, APT 3910
NEW YORK, NY 10005

692 MAIN STREET #D
ORRKAR MANAGEMENT LLC
3131 E BEEBE CAPPS
EXPRESSWAY
SEARCY, AR 72143

693 MAIN STREET #A-1, A-2, A-3
PARK AVENUE ASSOCIATES LC
PO BOX 683010
PARK CITY, UT 84068

693 MAIN STREET #A-2A
BSCF PROPERTIES LLC
345 LINCOLN AVE
PALO ALTO, CA 94301

693 MAIN STREET #A-2B
MARK J HARBOTT-TRUSTEE
1629 VASSAR ST
HOUSTON, TX 77006

693 MAIN STREET #A-2D
RANDALL A LEUBKE-TRUSTEE
9 HANCOCK ST
LAGUNA NIGUEL, CA 82677

693 MAIN STREET #A-2E
DOUBLE C PROPERTIES UTAH LLC
11930 RIVERVIEW DR
HOUSTON, TX 77077

693 MAIN STREET #A-3A
TRINA DIAN DETERMAN W/H (JT)
726 N EXPLORER PEAK DR
HEBER CITY, UT 84032

693 MAIN STREET #A-3B
KAREN A DEAK-TRUSTEE
11875 CASTLETON LN
GRAFTON, OH 44044

693 MAIN STREET #A-3C
ROBERT B WILCOX H/W (JT) ETAL
1538 VISTA CLARIDAD
LAJOLLA, CA 92038

693 MAIN STREET #A-3E
ROBERT JASON HELM-TRUSTEE
6728 SAINT ANDREWS RD
FORT WORTH, TX 76132

136 DEER VALLEY DRIVE #2
REDEVELOPMENT AGENCY
PARK CITY
PO BOX 1480
PARK CITY, UT 84068

136 DEER VALLEY DRIVE #41-X
MAIN STREET ENTRANCE GARAGE
LLC
% VECTRA MANAGEMENT GROUP
505 PARK AVENUE, STE 402
NEW YORK, NY 10022-9317

136 DEER VALLEY DRIVE
GATEWAY CENTER LLC
964 E DESERT SHRUB DRIVE
WASHINGTON, UT 84780

201 HEBER AVE #106, 206, 306,
406, 507, 202, 207, 209, 301, 303,
305, 309, 401, 403, 405, 502, 506,
402, 204, 404, 504)

MGT COMMITTEE UNION SQ
OWNERS ASSOC INC
PO BOX 682950
PARK CITY, UT 84068-3300

693 MAIN STREET #A-2C
FASQUE 1 LLC
% NIEDERHAUSER & DAVIS
1741 SIDEWINDER DR, STE 200
PARK CITY, UT 84060

675 MAIN STREET
SRC MAIN STREET OWNER 1 LLC
898 N PACIFIC COAST HWY, #500
EL SEGUNDO, CA 90245

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Cement Storage Building**

Address: 199 Heber Avenue

AKA: 201 Heber & Pacific Ave.

City, County: Park City, Summit County, Utah

Tax Number: PC-428-A

Current Owner Name:

Parent Parcel(s):

Current Owner Address:

Legal Description (include acreage):

2 STATUS/USE

Property Category

- ☒ building(s), main
☐ building(s), attached
☐ building(s), detached
☐ building(s), public
☐ building(s), accessory
☐ structure(s)

Evaluation*

- ☐ Landmark Site
☒ Significant Site
☐ Not Historic

Reconstruction

- Date:
Permit #:
☐ Full ☐ Partial

Use

- Original Use: Industrial Storage
Current Use: Commercial

*National Register of Historic Places: ☒ ineligible ☐ eligible
☒ listed (date: 03/07/1979 - Park City Main Street Historic District)
The site no longer meets the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates

- ☐ tax photo:
☒ prints:
☐ historic: c.

Drawings and Plans

- ☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

Research Sources (check all sources consulted, whether useful or not)

- ☐ abstract of title
☒ tax card
☐ original building permit
☐ sewer permit
☒ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☐ census records
☐ biographical encyclopedias
☐ newspapers
☒ city/county histories
☐ personal interviews
☐ Utah Hist. Research Center
☐ USHS Preservation Files
☐ USHS Architects File
☐ LDS Family History Library
☐ Park City Hist. Soc/Museum
☐ university library(ies):
☐ other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA:

Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.

Lufkin, Beatrice & Dina Blaes. "Historic Site Form." Intensive Level Survey. Park City Municipal Corporation. 2006.

Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: 20th Century Commercial

No. Stories: 1

Additions: ☐ none ☐ minor ☒ major (describe below) Alterations: ☐ none ☒ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # ____; ☐ structure(s), # ____.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

General Condition of Exterior Materials:

- ☒ **Good** (Well maintained with no serious problems apparent.)
- ☐ **Fair** (Some problems are apparent. Describe the problems.):
- ☐ **Poor** (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- ☐ **Uninhabitable/Ruin**

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Concrete.

Walls: Wooden "waterfall" siding.

Roof: Moderately pitched gable roof form. Sheathing is not visible under tarp.

Windows/Doors: Center panel door flanked by vertically oriented fixed pane windows.

Essential Historical Form: ☒ Retains ☐ Does Not Retain, due to:

Location: ☐ Original Location ☒ Moved (date __2006-07__) Original Location: Within current site.

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The site has been significantly altered. The structure was moved and has been attached to a multi-story building to the rear. The original shed additions were removed and the building was relocated across the street until its current site could be prepared. The changes, primarily the introduction of the window openings and incorporation into the large new structure, are significant and diminish the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been altered. This was originally one of several lumberyard outbuildings that have now been replaced by a large residential/hotel development.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mining era remains and the distinctive elements--false front, moderately pitch gable roof, wood siding, sign panel just below the cornice--are intact.

Feeling (Describe the property's historic character.): Because of the surroundings, the historic character has been compromised.

Association (Describe the link between the important historic era or person and the property.): Evidence suggests this outbuilding was constructed between 1907 and 1929 when the mining activities in Park City were at their height. This structure is seen on the 1929 Sanborn Insurance map as part of a lumberyard operated by the Morrison-Merrill Lumber Company.

This site was nominated to the National Register of Historic Places in 1979 as part of the *Park City Main Street Historic District* (as a "contributory" outbuilding). It was built within the historic period, defined as 1869 to the 1950s in the district nomination. However, the building has subsequently had major alterations and would no longer be considered eligible for the National Register. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)

Date of Construction: c. 1910

Builder: ☒ Not Known ☐ Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- ☐ Settlement & Mining Boom Era (1868-1893)
- ☒ Mature Mining Era (1894-1930)
- ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district¹.

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southeast oblique. Camera facing northwest, 2007.

Photo No. 2: Southwest elevation. Camera facing northeast, 2007.

Photo No. 3: Northwest oblique. Camera facing southeast, 2006.

Photo No. 4: South elevation. Camera facing north, 1995.

Photo No. 5: South elevation. Camera facing north, tax photo.

Additional photographs taken as part of the Intensive Level Survey conducted in 2006 are on file with the Park City Planning Department and the Utah State Historic Preservation Office.

¹ From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

RE-APPRAISAL CARD

PC 428

NEW APPRAISAL BASE

Owner's Name Tri State Lumber Co.
 Owner's Address Park City
 Location pt. 6, 7-8 & all 10-11-12-13, Blk. 50
 Kind of Building Lumber yard Street No. also, 0.80 A.
 Schedule Class Base Factor

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
	x x		2580	\$ 75	\$ 1935
	x x	office	650	\$ 1.75	1138
	x x	warehouse	1768	\$ 1.00	1768
	x x				

No. of Rooms Condition Good

Description of Building
 Foundation—Stone Wood cells Conc. None
 Ext. Walls Rest
 Roof—Type Flat Mat. slg
 Dormers—Small Med. Lg.
 Bays—Small Med. Lg.
 Porches—Front @
Platform Rear 270 @ 30 81
 Basement x Floor
 Attic—Rooms Fin. Unfin.
 Plumbing—{ Class. Tub. Trays.
 Basin Sink Toilet
 Urns Ftns. Shr.
 Heat—Stove H. A. Steam S.
 Finish—{ Hd. Wd. Floors—{ Hd. Wd.
 { Fir. { Fir.
 Cabinets Mantels
 Tile—{ Walls
 { Floors
 Lighting—Lamp Drops Fix.
20 x 30 Warehouse 9125 750

call for age

Total Additions and Deductions 831
 Net Addition or Deductions 831

Age 1925 Yrs. by { Est. Owner
 { Tenant Neighbors
 { Records Records
 REPRODUCTION VALUE 5672
 Depreciation 37/63%
 Reproduction Val. Minus Dep. 3573

Remodeled Est. Cost Remodeling Inc. %
 Garage—S 8—C
 Cars Walls Storeroom & Shop 185
 Roof Size x Age
 Floor Cost Depreciated Value Garage

Remarks Age given by phone 12/17/41 by Mr. Montgomery
 Total 3758
 Obsolescence %
 Total Building Value

Original Record Appraised Oct 14 1949
 Card No. Year By AN

PC 428

Location Block 50 - Lots 10-11-12-13 - P4 lots 67+8

Kind of Bldg Lumber Yard St. No. North End of Main St.

Class _____ Rms. _____ Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions		Cu. Ft.	Sq. Ft.	Factor	Totals
1	x	x		2580	75	\$ 1935
	x	x		650	175	1138
	x	x				

Att. Gar. x Flr. _____ Walls _____ Roof _____

Description of Building _____ Additions _____

Foundation— Stone _____ Conc. ☒ None _____

Ext. Walls Siding

Insulation— Floors _____ Walls _____ Clgs. _____

Roof Type Gab Mtl. Shg

Dormers— Small _____ Med. _____ Large _____

Bays— Small _____ Med. _____ Large _____

Porches — Front _____ @ _____

Rear _____ @ _____

Basement Entr. _____ @ _____

Planters _____ @ _____

Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____

Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class _____ Tub _____ Trays _____
Basin _____ Sink _____ Toilet _____
Urns _____ Ftns. _____ Shr. _____
Dishwasher _____ Garbage Disp. _____

Heat— Stove _____ H.A. ☒ Steam _____ Stkr. ☒ Blr. ☒
Oil _____ Gas _____ Coal ☒ Pipeless _____ Radiant _____ 300

Air Cond. _____

Finish— Fir ☒ Hd. Wd. _____

Floor— Fir ☒ Hd. Wd. _____ Other _____

Cabinets _____ Mantels _____ Blr. In _____

Tile— Walls _____ Wainscot _____ Floors _____

Electrical— Outlets ☒ Fixt. ☒

Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____

Metal Awnings _____

Lumber Shed. (Frame Type) 2580'

Warehouse (class 1) 2412' 3497

Shed. 12x16 + 8x12 300' @ 80 240

Shed 20x30 @ 125 750

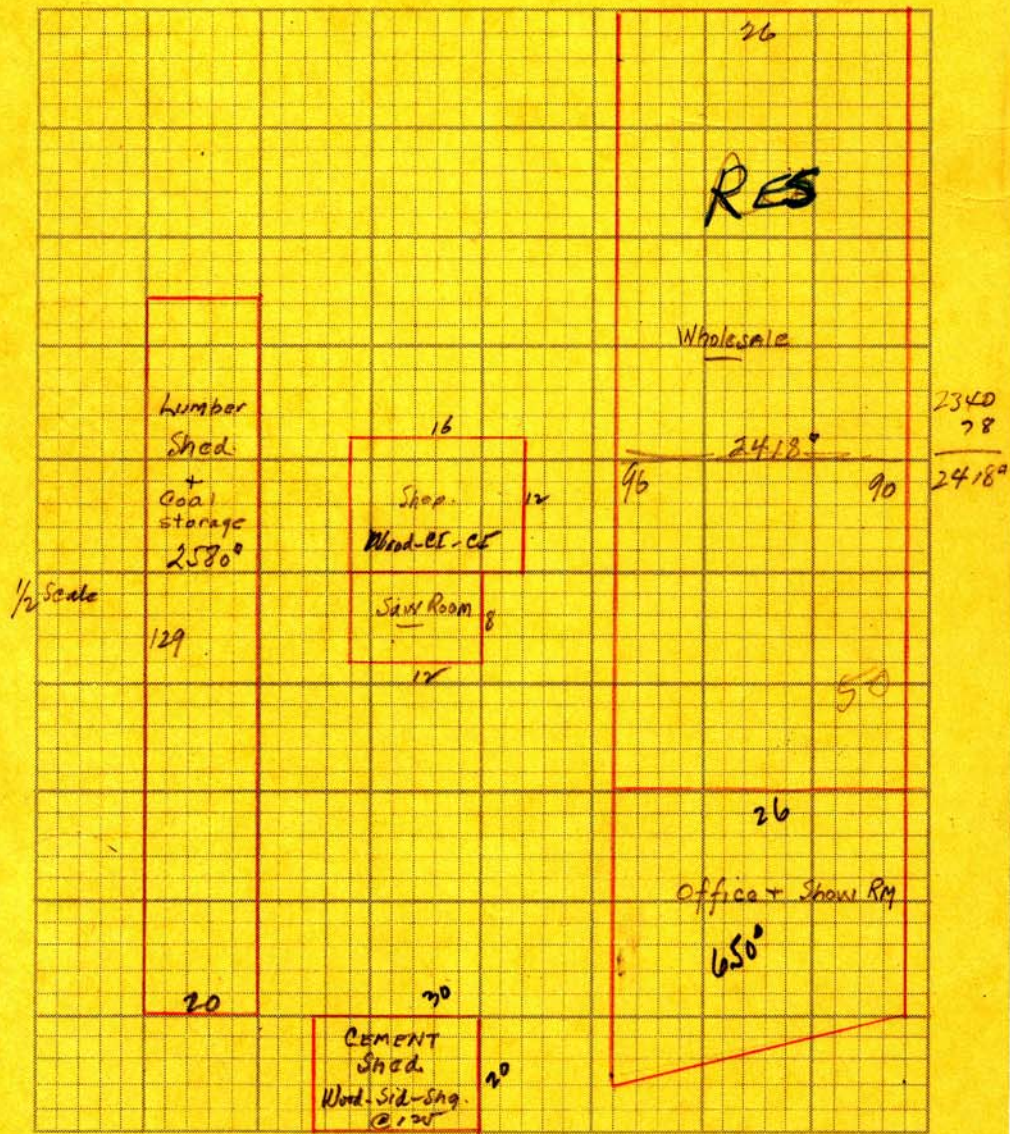
Total Additions _____

Year Built <u>1925</u>	Avg. <u>33</u>	Reproduction Value	\$ <u>7860</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Age	Depr. Col. ① 2 3 4 5 6 5 4 %	
		Repr. Val. Minus Depr.	<u>424K</u>
		Obsol. or Rem. %	
Remodel Year _____	Est. Cost _____	Bldg. Value	\$ _____
Garage— Class _____	Depr. 2% 3%		
Cars _____	Floor _____ Walls _____	Roof _____ Doors _____	
Size— <u>x</u>	Age _____	Cost _____	x _____ %
Other _____			
Total Building Value			\$ _____

Appraised 5-28- 1958 By 1302

Basmt under const.
check
1959
1463 ADD
RES ADDED
TO REAR OF
WAREHOUSE.
BUMB 650
MANTLE 390
HEAT 2015
3055
47
1436
4787

Whse 1



Remarks: _____

PC 428
Serial Number

1 OF 2
Card Number

Owners Name A B Smith
Location Block 50 lots 10-11-12-13 Pt lots 6-7-8
Kind of Bldg Lumber Yard & Res St. No. _____
Class 1 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	Store x	1378		\$ 4792	\$
# 6	x x			2359	
	x x				

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —
Description of Buildings Additions Additions

Foundation—Stone — Co. BIK Sills —
Ext. Walls Siding
Roof Type Gable Mtl. Shg
Dormers—Small — Med. — Large —
Bays—Small — Med — Large —
Porches—Front — @ —
Rear — @ —
Porch — @ —
Planters — @ —
Ext. Base. Entry — @ —
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ $\frac{3}{4}$ Full — Floor Conc 1042
Bsmt. Gar. —

Basement-Apt. — Rms. — Fin. Rms. —
Attic Rooms Fin. — Unfin. —
Plumbing { Class 2 Tub. 1 Trays —
Basin 1 Sink 1 Toilet 1 see Res
Wtr. Sfr. — Shr. St. — O.T. — card
Dishwasher — Garbage Disp. —

Heat—Stove — H.A. — FA — HW Stk. all heat Elec. to home
Oil — Gas — Coal — Pipeless — Radiant — 2015

Air Cond. — Full — Zone —
Finish—Fir. — Hd. Wd. — Panel —
Floor—Fir. — Hd. Wd. — Other —
Cabinets — Mantels —
Tile—Walls — Wainscot — Floors —
Storm Sash—Wood D. — S. —; Metal D. — S. —
Awnings — Metal — Fiberglass —

3 288
4 1652
5 2159

Total Additions 7156

Year Built 1925 Avg. 1927 Replacement Cost 14307
1959 Base Age 2 Obsolescence
Inf. by { Owner - Tenant -
Neighbor - Record - Est. Adj. Bld. Value
Conv. Factor x.47

Replacement Cost—1940 Base
Depreciation Column 1 2 3 4 5 6
1940 Base Cost, Less Depreciation
Total Value from reverse side

Total Building Value \$

Appraised ① 11-1 19 68 By 1333 NOV 26 1968
Appraised ② — 19 — By —

Owners Name A B Smith

Location See #1

Kind of Bldg. Res St. No. _____

Class 3 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x 26 x 40	1040		\$ 4092	\$
	x x				
	x x				

Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. ✓ BLK Sills _____

Ext. Walls Siding

Roof Type Gable Mtl. SHG

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ @ _____

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ Full _____ Floor conc 659

Bsmt. Gar. _____ 1 180 FD

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 2 Tub. 1 Trays _____
Basin 1 Sink 1 Toilet 1
Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA HW Stkr _____ Elec. _____

Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. ✓ Hd. Wd. _____ Panel _____

Floor—Fir. ✓ Hd. Wd _____ Other _____

Cabinets ✓ Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions

1789

Year Built 1925

Avg. 1931

Replacement Cost

5881

1959 Base

Age 2.

Obsolescence

Inf. by { Owner—Tenant—
Neighbor—Record—Est.

Adj. Bld. Value

Conv. Factor

x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

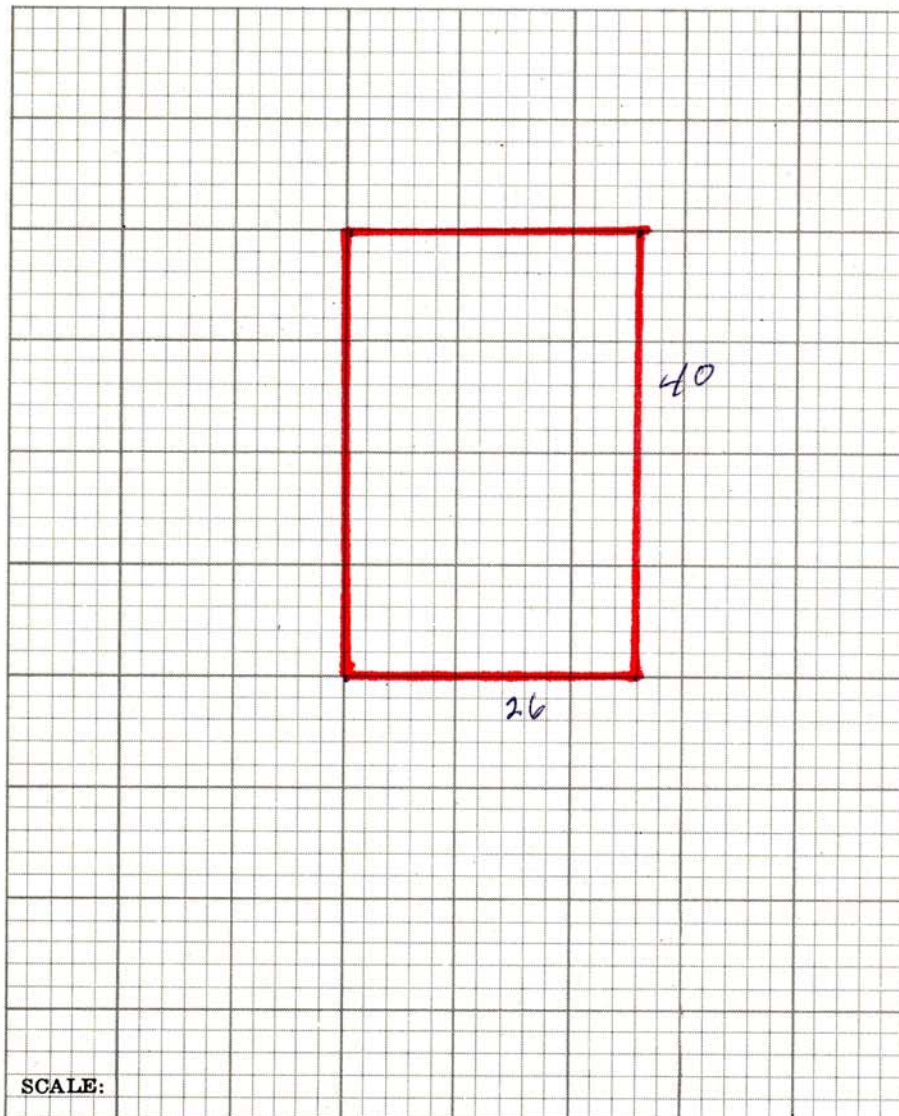
Appraised 11-1

19 68 By 1333

NOV 26 1968 1328

Appraised 2

19 _____ By _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Average Year of Construction Computation:						.47		
Year 1925	4922	84	% X 35	Year =		.47	29	40
Year 1959	959	16	% X 1	Year =		.47		16
Average Year of Construction 1931						.47	29	56
						.47		
						.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS *No well credit*

Bus added 1959

PC 428 425 + 428
 Smith, Albert B 428A

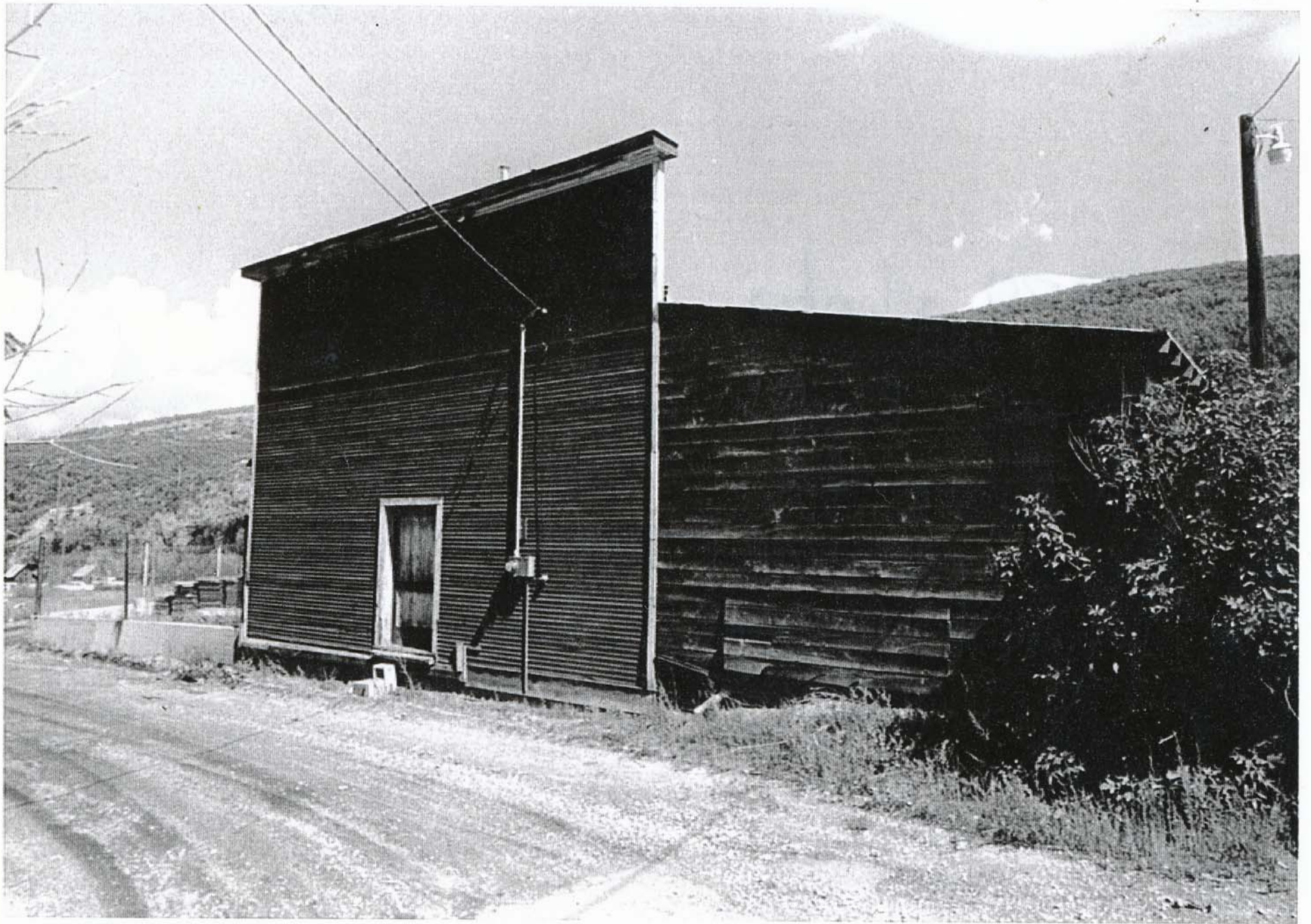
PC 428
 Serial Num

B CARDS

RES. OR COMM.	1969	1970	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE # 2	1299	4025										
Chassis # 1	2320	4297										
TOTAL	3619	8317										
EQUALIZATION FACTOR	X 4025	X 20	X	X	X	X	X	X	X	X	X	X
NET TOTAL												
ASSESSED VALUE	1450	1665										

2 cards

AGRICULTURAL BLDGS.	19	19	19	19	19	19	19	19	19	19	19	19
TOTAL												
EQUALIZATION FACTOR	X	X	X	X	X	X	X	X	X	X	X	X
NET TOTAL												
ASSESSED VALUE												



United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 79002511 Date Listed: 3/7/79

Main Street Historic District
Property NameSummit
CountyUtah
State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Beth Boland
Signature of the Keeper

12/18/89
Date of Action

=====

Amended Items in Nomination:

The nomination prepared in 1979 classified the Park City Main Post Office as a contributing building. Additional information provided by the USPS in the Multiple Property Submission for US Post Offices in Utah makes it clear that the original 1921 building has lost integrity through the 1964 remodeling. The district nomination is therefore officially amended to reclassify the Post Office as non-contributing.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

PARK CITY MAIN STREET HISTORIC DISTRICT

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Park City Main Street

CITY, TOWN

Park City

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

01

STATE

Utah

CODE

049

COUNTY

Summit

CODE

043

3 CLASSIFICATION**CATEGORY**☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT**OWNERSHIP**☐ PUBLIC☐ PRIVATE☒ BOTH**PUBLIC ACQUISITION**☐ IN PROCESS☐ BEING CONSIDERED**STATUS**☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS**ACCESSIBLE**☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO**PRESENT USE**☐ AGRICULTURE☐ MUSEUM☒ COMMERCIAL☐ PARK☐ EDUCATIONAL☐ PRIVATE RESIDENCE☒ ENTERTAINMENT☐ RELIGIOUS☒ GOVERNMENT☐ SCIENTIFIC☐ INDUSTRIAL☐ TRANSPORTATION☐ MILITARY☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Multiple Ownership

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC. Summit County Courthouse

STREET & NUMBER

CITY, TOWN

Coalville

STATE
Utah**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Utah State Historic Sites Inventory

DATE

1972/1978

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Utah State Historical Society

CITY, TOWN

Salt Lake City

STATE
Utah

7 DESCRIPTION

CONDITION

___EXCELLENT

XGOOD

___FAIR

___DETERIORATED

___RUINS

___UNEXPOSED

CHECK ONE

___UNALTERED

XALTERED

CHECK ONE

XORIGINAL SITE

___MOVED

DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Park City Mining District comprises a tract lying between the steep walls and ledges that mark the crest of the mountain range on the west, and the mountain meadows of Heber, Kamas, and Parleys along the eastern foothills. Some thirty miles southeast of Salt Lake City, Park City is situated on an intermediate belt that sits upon a spur which extends from Dayton peak, in the main range, to the east, and which forms the headward portion of East Canyon, divides the Weber from the Provo, and is the link between the Wasatch Range and the Uinta uplift.¹

The Park City Main Street Historic District comprises most of the long narrow (north-south) main street that housed the town's business concerns. A portion of Heber Avenue that leads to Main is also included. In 1898, Park City's Central Business district burned in a conflagration, thus most of its present structures date from that time or after. The fire did not destroy all of Main, but was contained at a point near the top, or south, end. As such, this forms the south boundary and is justifiable both because this marked the fire's penetration, and the majority of structures to the south, on Main, were and are associated with housing (residential) and lodging.

Within the historic district are some 64 structures, of which 47 are commercial, and contributory. Three are public buildings, and five one-time dwellings, all contributory. Four buildings are "not of the historic period" (with remodeled facades and exteriors), and five "not contributory." (See the accompanying structure/site forms.) The district has two intrusions which detract from its integrity (SU-10-12 and SU-10-50A). In addition, its southern boundary is bordered by another intrusion (SU-10-42, not in the district). Several vacant lots are evident (see map) as fires and demolitions have taken place; but the presence of such lots are not intrusions since they have been a historical part of Park City's commercial district, and their existence a part of the area's development (see footnote Item 7 Page 2). The present population is approximately 4,000 individuals, but due to the city's function as a thriving recreational area, visitors, tourists, and part-time residents greatly increase this figure.

Since the commercial district dates from mid-1898, the prevalent architectural styles reflect the Victorian period. Most commercial buildings reflect the frame one-story shed-style roof and false fronts, as well as the two-story frame that functioned as business space on the first floor and offices, social halls, or residences, on the upper levels. Characteristic of these frame buildings are central indented entrances flanked by display windows. In the case of the two-story structure, an entryway leading to the upstairs is also located on the facade, either beside the front entry or separated by a window area. Transoms over doors and windows are quite common, and in one case cast iron piers mark the upper and lower facade.

UNITED STATES DEPARTMENT OF THE INTERIOR
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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

Brick structures followed and vary in design; most, as do the frame buildings, exhibit detailing typical of the Victorian styles (i.e. arches, segmental arches, keyways, columns, bracketed cornices, decorative Queen Anne brickwork and transoms). Later structures, built primarily in the 1920s reflect a compatibility in style, but made use of various modes of detailing--primarily with concrete, such as keyways, lintels, and even entire facades. However, one building, erected in about 1905, exhibits a uniqueness in that its design is of a Mission Style, with an interior brick ceiling, composed of a series of barrel vaults.

The physical relationship of the buildings to each other and the environment most generally reflects compatibility. With the exception of several structures, the scale in height is uniform (and present ordinances attempt to maintain this character). Vacant lots offer an opportunity for parks and green spaces that would compliment the district's character and allow for rest areas.² Because most of these structures have survived since their construction, few changes in scale have occurred.

Remodeling has taken place, and in the main, it has been sympathetic to original treatments. Park City continues to grow and develop, and as such, restoration and rehabilitation activities are becoming more prominent.

The district, during Park City's hey day, approximately 1890-1929, was a bustling, thriving, prosperous mining town. (See Significance.) It remains prosperous and busy due to its skiing and recreational activities. Commercial activity boomed, with saloons, mercantiles, and service shops dominating. Today, such uses still exist, but restaurants, confectionaries, and bars reflect the resort atmosphere. In general, the commercial district, which functioned and continues to function as such, can still act as a catalyst for recollections of the past, primarily because many of its business blocks and public buildings still exist, thus forming a link between past and present.

¹John Mason Boutwell, Geology and Ore Deposits of the Park City District, Utah (Washington, 1912), pp. 15-16.

²The desire for such a step has historical precedent as is indicated in the following excerpt taken from The Park Record, October 15, 1915: "The making of the vacant lot on lower Main Street into a city park is meeting with general favor It would surely prove beneficial to the city in general, and add a tone to Main Street that would attract attention and win admiration from both visitors and residents."

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION		
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE		
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE		
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☒ SOCIAL/HUMANITARIAN		
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER		
☒ 1800-1899	☒ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☒ TRANSPORTATION		
☒ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☒ POLITICS/GOVERNMENT	☒ OTHER (SPECIFY) Mining, Labor		
		☐ INVENTION				

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Park City's commercial historic district represents the best remaining metal mining town business district in the state of Utah, exhibiting unique historical and architectural qualities. The Park City mining district, opened in 1869, early was recognized as a top bonanza camp; and, according to one historian, ranked high "as one of the most profitable argentiferous lead mines of the world."¹ Consumed by a conflagration in June 19, 1898, Park City's main business district lay in ruins; and its rebuilding, through public and private support, attested to the confidence and attachment demonstrated toward the city. The present commercial district is a product of that confidence of 1898, and also of a confidence born out of the area's rebirth as a recreational center, beginning in the 1960s.

HISTORY

Mining has played an important role in the history of Utah as well as in the history of the United States. Its contribution to industrialization, technology, and the economy is well documented. In the case of Utah, mining helped to diversify the economy by precipitating much of the area's subsequent industrial development. Additionally, many of Utah's mining ventures attracted, and provided ample profits for, numerous entrepreneurs, both on a state and national level.

The early search for precious metals in Utah was promoted primarily by non-Mormon groups, especially the U.S. Army. Brigham Young had instructed church members to pursue agriculture, and warned that the lure of precious metals would cause outside infiltration into the Utah Territory.² In 1862, Colonel Patrick E. Connor led a force of Nevada and California volunteers into Utah to protect the overland mail route and to watch the Mormons. His men were veterans of the California and Nevada gold fields; thus, experienced miners. As a consequence, their abundance of leisure time was spent in prospecting the hills of the Wasatch and Oquirrh mountains. By 1868, Conner's men, and other prospectors, entered the area that was to become Park City.

Sources remain uncertain as to who made the first discovery, but the first claim filed in the district became the Young American lode, recorded on December 23, 1868.³ However, the discovery of the rich Ontario mine initiated efforts to mine lode ores and acted as the catalyst for Park City's rapid notoriety as a great silver mining camp. In 1872, shortly after the discovery, the mine was sold to George Hearst, a San Francisco "mining man," and run by R. C. Chambers until 1901 (sold for \$27,000 and reportedly produced some \$50,000,000).

Coupled with the completion of the Transcontinental Railroad, that spurred mining development in 1869, the Ontario ignited new growth in the district of Park City. The Pinon, Walker and Webster, Flagstaff, McHenry, Buckeye, and others also shipped small amounts of ore. By 1879, the Ontario operation flourished, with homes springing up near the mine and lower down the canyon near the present site of Park City.⁴ A camp burgeoned.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See attached.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 19-20 acres.

QUADRANGLE NAME Park City East, Utah

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 1,2 4,5,7,9,4,0 4,4,9,9,4,1,0

B 1,2 4,5,8,0,0,0 4,4,9,9,4,6,0

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 1,2 4,5,8,1,0,0 4,4,9,9,4,4,0

D 1,2 4,5,8,2,6,0 4,4,9,8,9,1,0

E 1,2 4,5,8,1,9,0 4,4,9,8,9,0,0

F

G

H

VERBAL BOUNDARY DESCRIPTION Beginning at the northwest corner of Heber Avenue and Park Avenue, running east to 201 Heber Avenue, then south, covering both sides of Park City Main Street to approx. 268 Main (on east) then across to 305 Main (to the west).

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
-------	------	--------	------

STATE	CODE	COUNTY	CODE
-------	------	--------	------

11 FORM PREPARED BY

NAME / TITLE

Philip F. Notarianni, Preservation Historian

ORGANIZATION

Utah State Historical Society

DATE

March 14, 1978

STREET & NUMBER

307 West 200 South, Suite 1000

TELEPHONE

(801) 533-6017

CITY OR TOWN

Salt Lake City

STATE

Utah

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

J. Phillip Keene III, State Historic Preservation Officer

DATE January 29, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 3-9-79

ATTEST: KEEPER OF THE NATIONAL REGISTER

DATE 3-8-79

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
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CONTINUATION SHEET

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Studies have characterized the development of mining communities as having occurred primarily in three stages: settlement, camp and town. Settlement being the initial phase, while the camp stage signified a period of population growth, promising mineral strikes, building booms (principally in wood), formation of governments, and the laying out of streets. The town phase occurred when a camp established itself as a significant location because of its mining prosperity. Architecture became more elaborate, as wood structures exhibited more elaborate detailing and were joined by more decorative stone and brick edifices.⁵ Park City appeared to have followed this mold.

As a harbinger of things to come, the city suffered a fire in December, 1882, that destroyed several of its principal buildings, including F. Fisher's Hotel, Wisemann & Clark's Jewelry, the Theriot Building (saloon), and the Park City Bank Building. In August, 1885, another fire claimed the American Hotel.⁶ Such setbacks did not scorch spirits as Park City became a "city" in 1884.

Mining operations continued to develop in the late 1880s and early 1890s. In 1885, John J. Daly formed the Daily Mining Co., and later the Daly West, with claims owners J. B. Haggin, George Hearst, R. C. Chambers, and Daly. The Daly-Judge (John Judge) Mining Co., formed in 1901, and consolidated its holdings in 1902. In 1892, David Keith, W. V. Rice, Thomas Kearns, A. B. Emery, and John Judge acquired a lease on the Mayflower claim, and while working the interior found that it extended into Silver King property. Thus, the Silver King Mining Company was incorporated for \$3,000,000. The property, well managed, quickly attained high ranking among bonanza silver lead mines.⁷ Prosperity loomed as eternal.

Financial crises, especially the Panic of 1893, dampened the flame of prosperity. Economic upturns and downturns have always affected mining regions. But the Silver King endured, as it began to produce in 1893 when most silver mines closed, such as the Daly-West and Ontario. However, it was not the depression that threatened Park City's future, but a fire that gutted the lower end of the town.

On June 19, 1898, fire raged through the Park City Commercial district. The blaze was then the greatest in Utah history. Main Street lay in ruins, with only a few gaunt walls remaining. Loss was estimated at over \$1,000,000 and some 200 business houses and dwellings perished. Park City and its future appeared dead.⁸

Residents, merchants, and concerned citizens responded with incredible speed. The Park Record, the local newspaper set up shop in a tent, and a Women's Relief Committee, headed by the wives of prominent mine owners, organized on June 20. Merchants began to rebuild almost immediately, a sign of the confidence in Park City's future.⁹

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As mentioned, Park City began to develop as did other mining communities, from settlement to camp, to town. Several fine brick and stone structures perished in the blaze. For example, City Hall, the Park City Bank, and the Grand Opera House, exhibiting fine architectural design in the use of window and entry arches, as well as elaborately detailed facades and decorative cornices. These structures, and others, represented the transition of Park City from camp to town, but the fire altered that course. Thus, Park City retreated back to a "camp" phase, at least in terms of its physical character.

Frame buildings sprang up quickly. These structures (some remaining) exhibited architectural styles of typical Victorian period mining town commercial buildings--one and two story structures, some with flat roofs, others with gable roof and false fronts, and most often wood cornices (some bracketed). Facades generally had central indented entrances flanked by display windows and transoms over windows and doors. Two story blocks also contained an entrance, either next to the ground floor entry or to the side, for access to the upper floor. Some contained porches and second story balconies (elements that are reappearing in restoration projects). By August, 1898, E. D. Sutton and Co., Meats and Grocery, had erected the largest building (remaining) since the blaze.¹⁰

Stone and brick followed, however, with new commercial buildings using similar door and window placements as the frame, but adding decorative detailing, such as door and window arches, Queen Anne brick work, and piers (all elements remaining). M. A. Hancock, a local contractor who rebuilt many of the structures, was given the contract to rebuild City Hall, which reached completion in November 1898. Architect Fred A. Hale, Salt Lake City, designed a fine brick structure to house the First National Bank of Park City, and the Silver King Mining Co. office. The building remains, invoking the memory of David Keith, Thomas Kearns, W. V. Rice, and James Farrel, prominent entrepreneurs of Park City and the state. Likewise the Rocky Mountain Bell Co. hired Richard Kletting, Utah's foremost architect, to design their brick office (remaining) and in 1905 the Utah Independent Telephone Co. housed itself in a most unique brick structure fashioned in the Mission style of architecture complete with a curvilinear gable roof line. The interior brick ceiling is composed of a series of barrel vaults (the structure remains and was named "The Alamo").

Main Street was rebuilt. The Salt Lake Tribune lamented the way in which mining camps were laid out. Specifically, that mines were often located at the head of a ravine, in the direction of the prevailing winds, and streets set in that direction, with buildings on either side.¹¹ Despite the concern, Park City's Main Street remained the same in direction, but different in content. Building commenced in frame, but between approximately 1904 and through the 1920s stone and brick appeared more often.¹² The town phase of development appeared complete.

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The Park City commercial district contained numerous businesses, as well as various social halls and meeting places, public buildings and at the base the Union Pacific Railroad Depot (built in 1885, withstanding the 1898 fire, and remining). A scrutiny of Utah business directories reveals that in 1892-1893, 112 businesses (including physicians and lawyers, but not mining companies) existed; while in 1903-1904, approximately 136 concerns operated in Park City. By 1918-1919, the number had declined to 87, and in 1920-1921, 75.¹³ All facets of daily living were embodied in the district, and while the situation has changed, Park City's present recreational emphasis still finds Main Street as a vital link in every day life.

City Hall, the Post Office, and a W.P.A. War Memorial Building helps to document public life. Labor strife and discontent in 1916 led to the jailing of members of the Industrial Workers of the World (I.W.W.), or Wobblies. Documenting this event is an insignia, dated August 8, 1916, burned on the wall of the communal cell in the basement of City Hall, which remains. The jail area itself stands in fair condition. In addition, City Hall functioned as a territorial jail for Utah Territory. The W.P.A. War Memorial Building, built in 1939, served the community as a recreational facility.¹⁴

Social halls, saloons, and a theater remain as reminders of Park City's heritage. The I.O.O.F., Masonic, and Elks buildings help to document the existence of numerous fraternal and secret societies that flourished in most mining towns, and who comprised a major thread in the town's social fabric. Rasband's Hall, now the Young Apartments, functioned as a dance hall, with fine dances and orchestras well remembered in its confines. Constructed in 1926, by John Rugar, the Egyptian Theater, which replaced the Dewey Theater, remains as the only such structure, and is remembered as the first movie house in Park City having sound movies.¹⁵

Thus, the significance of the Park City commecial district lies in the areas of commerce, politics, government, social, transportation, labor and mining; as well as signifying the contributions made by prominent and well-known members of the community (i.e. David Keith, Thomas Kearns, W. V. Rice, James Farrel, E. D. Sutton, Mrs. C. V. Hodgson, to name a few). As mentioned, the area functioned and continues to function as an important element in daily life in Park City. A low ebb was reached in the city in the 1950s, but the area's rejuvination as a recreational community in the 1960s has prompted a surge; thus an increase in commercial activity. Such a condition has heightened the community's awareness of Park City's mining town character and heritage. As such, a Land Management Code, delineating historic districts and instituting preservation ordinances, was passed in 1976. Main Street merchants seem especially desirous of restoring and preserving these structures, which truly form one of Park City's key assets in documenting both its own history as well as that of the mining era in the state of Utah.

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PAGE 5

¹Leonard J. Arrington, "Abundance from the Earth: The Beginnings of Commercial Mining in Utah," Utah Historical Quarterly, 31, 3 (Summer 1963), p. 212.

²Leonard J. Arrington, Great Basin Kingdom, An Economic History of the Latter-day Saints, 1830-1900, Bison Book (Lincoln, 1970), pp. 203-204, 241-243.

³John Mason Boutwell, Geology and Ore Deposits of the Park City District, Utah (Washington, 1912), p. 19; George A. Thompson & Frasu Buck, Treasure Mountain Home, A Centennial History of Park City, Utah (Salt Lake City, 1968), p. 5.

⁴Ibid, p. 20, Early history of Park City can also be found in Dean Franklin Wright, "A History of Park City, 1869 to 1898," M.S. Thesis, University of Utah, 1971; and William M. McPhee, The Trail of the Leprechaun: Early History of a Utah Mining Camp (Hicksville, N.Y., 1977); the H.W.B. Kanter, A Handbook on the Mines, Miners, and Minerals of Utah (Salt Lake City, 1896).

⁵C. Eric Stoehr, Bonanza Victorian Architecture and Society in Colorado Mining Towns (Albuquerque, 1975), p. 10.

⁶Thompson and Buck, Treasure Mountain Home, p. 21; Graham, The Utah Directory 1883-1884, p. 271.

⁷Boutwell, Park City District, pp. 145, 149, 156, 179. See also Don Maquire, Utah's Great Mining Districts (Salt Lake City, 1899).

⁸The Salt Lake Tribune, June 20, 1898; June 21, 1898; The Park Record, June 25, 1898.

⁹The Park Record, October 15, 1898, The Women's Relief Committee disbanded October 4, 1898.

¹⁰The Park Record, August 27, 1898; Park City, Utah, the Past, Present, Future, Souvenir Edition, 1902, Compliments of The Park Record, pp. 4-5.

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¹¹The Salt Lake Tribune, June 22, 1898.

¹²Park City, Utah, pp. 4-5.

¹³Utah Gazetteer, 1892-1893; Utah State Gazetteer and Business Directory, 1903-1904, pp. 251-254; 1918-1919, pp. 156-158; 1920-1921, pp. 195-161.

¹⁴Interviews with Bea ~~W~~ummer, March 7, 1978. Interview with Frazer Buck and Nan McPolin, March 8, 1978.

¹⁵Ibid.

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NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	FEB 26 1979
DATE ENTERED	MAY 1979

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 3

The Salt Lake Tribune, 1898-1923.

Sanborn Maps, Park City, Utah, 1889, 1900, 1907.

Stoehr, C. Eric. Bonanza Victorian Architecture and Society in Colorado Mining Towns, Albuquerque, 1975.

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.

Thompson, George A. and Buck Frazer. Treasure Mountain Home, a Centennial History of Park City, Utah. Salt Lake City, 1968.

Utah Gazetteer and Business Directory, 1892-1893, 1903-1904, 1912-1913, 1914-1915, 1918-1919, 1920-1921.

Wright, Dean Franklin. "A History of Park City, 1869 to 1898. M.S. Thesis, University of Utah, 1971."

RESEARCHER: Philip J. NataranniP.C. 304 SITE NO. SU-10-01
SU-10-02DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: MainPlat PCS Block 23 Lot 4-7Present Owner: Park City Municipal Corp.Name of Structure: City HallOwner Address: Park CityOriginal Owner: Park CityDate of Construction: 1884; Rebuilt 1898Present Use: Single-family residential _____
Multi-family residential _____
Agricultural _____Public ☒ _____ Industrial _____
Commercial _____ Vacant _____
Park _____Original Use: Public - City HallFuture Planned Use: City OfficesAdjacent Land Uses: Commercial

Occupants:

Building Condition: GoodPark City Municipal Corp.Integrity: 1 ☒ 2 _____ 3 _____

CONDITION/USE

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
- 2) Sandborn Maps, Park City, Ut., 1900 & 1907
- 3) The Park Record, June, 25, 1898; Aug. 20, 1898; Nov. 19, 1898.

DOCUMENTATION

PHOTO RECORD

SLIDES 2BLACK & WHITE PHOTOGRAPHS 1Date of slides Oct 1977Date of Photos Oct 1977Views: Front ☒ Side ☒ Rear _____ Other _____Views: Front ☒ Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District ☒ _____
Building _____
Site _____
Multi-Resource _____Significance: SIGNIFICANT ☒ _____
Contributory ☒ _____
Not Contributory _____

Register Status:

Landmark _____
National _____
State ☒ _____
Century _____
Local _____
Potential _____Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____Public Accessibility: Yes ☒ No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- ☒ Architecture
- _____ The Arts
- _____ Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- ☒ Mining
- _____ Minority Groups
- ☒ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

MAY 5 1978

Architect/Builder: M.A. Hancock, Contractor Building Type/Style: Victorian
Building Materials: Brick, Stone, Wood Restoration Potential: Excellent
Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Two story brick structure in the Victorian style common to late nineteenth & early twentieth century mining towns. The building has ornamental arched over the three entry ways on the main level, and the three window openings on the second floor are flanked with pilasters. The fire alarm tower (added prior to 1907) sits between City Hall & a one story brick building to the north, now the city library, (built ca. 1898).

City Hall has been altered to house the police department where the fire department was once housed. As a consequence, both ends of the arch which spanned the entry way have been removed.

The interior, while somewhat altered, remains much the same. The jail cells in the basement remain, including some remaining wall shackles.

Statement of Historical Significance: The Park City Hall, first built in 1884 & then rebuilt in 1898, served as a territorial jail as well as the home for city government. It remains much the same & still functions as it did when constructed. Highly significant.
Almost totally destroyed in the great fire of June 19, 1898, the structure was rebuilt under contractor M.A. Hancock and completed in November, 1898. Sources indicate that between 1900-1907 a wood fire alarm tower was added (still remaining). Directly to the south exists a one story brick building that served as a tailor and harness shop in 1900, and a furniture store in 1907. At present this structure serves as the Park City Public Library (reportedly dating from the 1910s).

HISTORY

RESEARCHER: Philip J. Nataschini P.C. 301A SITE NO. SU-10-03
DATE: March 1978 Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 510 No. Main Plat PCS Block 24 Lot 3
Present Owner: John Green Sharp Jr. Name of Structure: _____
Owner Address: Bx 531, Park City, Ut. Original Owner: _____

CONDITION/USE

Date of Construction: ca. 1900
Present Use: Single family residential _____ Public _____ Industrial _____
Multi-family residential _____ Commercial X Vacant _____
Agricultural _____ Park _____
Original Use: Possibly the Post office Future Planned Use: Commercial
Adjacent Land Uses: Public / Commercial Occupants: _____
Building Condition: Good "Summit County Title"
Integrity: 1 _____ 2 X 3 _____ "Sharp Gallery"

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
2) Sanborn Maps, Park City, Ut., 1900 & 1907

PHOTO RECORD

SLIDES 1 BLACK & WHITE PHOTOGRAPHS 1
Date of slides Oct 1977 Date of Photos Oct 1977
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Resource _____
Significance: Contributory X
Not Contributory _____
Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential X
Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____
Public Accessibility: Yes X No _____ Limited _____
Mapped _____ File _____
Areas of Significance:
Aboriginal Americans _____
Agriculture _____
Architecture _____
The Arts _____
Commerce X
Communication X
Conservation _____
Education _____
Exploitation/Settlement _____
Industry _____
Military _____
Mining X
Minority Groups _____
Political _____
Recreation _____
Religion _____
Science _____
Socio-Humanitarian _____
Transportation _____
1978

Architect/Builder: Unknown

Building Type/Style: Victorian --
Residential - Commercial
Restoration Potential: Recently remodel

Building Materials: Wood

Description of structure's physical appearance and significant architectural features

(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

One story frame with false front (remodeled recently). Building contains a double cornice (bracketed) with an arch in the center of the false front. The central entry way is flanked by two window openings and all are topped with segmental arch transoms.

The north side of the building has a walk way leading to offices at the rear.

The structure has been altered from a dwelling.

Statement of Historical Significance: The building served as an early Park City Post Office, later became a dwelling, and finally a commercial structure, representing a variety of uses on the city's commercial district.

HISTORY

Abstracts show ownership, 1888-1920s, to David C. McLaughlin. In 1900 the building was mapped as a Postoffice in the front section with an office to the rear. However by 1907 it served as a dwelling.

RESEARCHER: Prop. Notariani
 DATE: March 1978

P.C. 301 SITE NO. SU-10-04

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 506 main

Plat PCS Block 24 Lot 2

Present Owner: Utah Power & Light

Name of Structure: _____

Owner Address: Park City, Ut.

Original Owner: _____

Date of Construction: ca. 1926

Present Use: Single family residential _____
 Multi-family residential _____
 Agricultural _____

Public _____ Industrial _____
 Commercial X Vacant _____
 Park _____

Original Use: Commercial

Future Planned Use: Commercial

Adjacent Land Uses: Commercial

Occupants: Utah Power & Light Co.

Building Condition: Good

Integrity: 1 _____ 2 X 3 _____

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.

PHOTO RECORD

SLIDES 1

Date of slides Oct. 1977

Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS

Date of Photos Oct. 1977

Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
 Building _____
 Site _____
 Multi-Resource _____

Significance: Contributory
 Contributory X
 Not Contributory _____

Register Status:
 Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

Aboriginal Americans _____
 Agriculture _____
 Architecture X
 The Arts _____
 Commerce X
 Communication _____
 Conservation _____
 Education _____
 Exploitation/Settlement _____
 Industry _____
 Military _____
 Mining X
 Minority Groups _____
 Political _____
 Recreation _____
 Religion _____
 Science _____
 Socio-Humanitarian _____
 Transportation _____

5-1978

Architect/Builder: *Unknown*

Building Type/Style: *Commercial*

Building Materials: *Brick*

Restoration Potential: *—*

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

*Two story brick structure with a brick
pier on either end of the facade. The upper
facade has two window openings, while the
lower contains a central indented entrance
between two window openings. The business
sign, located above the lower story window
and door openings probably covers transoms.*

ARCHITECTURE

Statement of Historical Significance: *The Utah Power and
Light Co. building represents the firm
establishment of a major utility in the
town of Park City.*

*Property ownership went from Edward
Berry, Marsac Silver Mining & Milling Co.
to the Daly Mining Co., and after several
other transactions, to Utah Power & Light
Co. in September, 1926.*

HISTORY

RESEARCHER: Philip & Vitorienne
 DATE: March 1978

SITE NO. SU-10-05
 Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: Main Plat PCS Block 23 Lot 13-16
 Present Owner: United States of America Name of Structure: Post Office
 Owner Address: (Postal Dept) Original Owner: U.S. Govt.
Washington, D.C.

CONDITION/USE

Date of Construction: 1921 - New Addition, 1975
 Present Use: Single family residential _____ Public X Industrial _____
 Multi-family residential _____ Commercial _____ Vacant _____
 Agricultural _____ Park _____
 Original Use: Post Office Future Planned Use: Public
 Adjacent Land Uses: Commercial Occupants: "U.S. Post Office"
 Building Condition: Good
 Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
 1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Wt.
 2) Interview with Jack Green, Postmaster, March 7, 1978.
 3) The Park Record, October 7, 1921.

PHOTO RECORD

SLIDES 1 BLACK & WHITE PHOTOGRAPHS 1
 Date of slides Oct 1977 Date of Photos Oct 1977
 Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
 Building _____
 Site _____
 Multi-Resource _____
 Significance: ~~Contributory~~
 Contributory X
 Not Contributory _____
 Register Status:
 Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential X
 Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____
 Public Accessibility: Yes X No _____ Limited _____
 Mapped _____ File _____

- Areas of Significance
- _____ Aboriginal Americans
 - _____ Agriculture
 - _____ Architecture
 - _____ The Arts
 - _____ Commerce
 - X Communication
 - _____ Conservation
 - _____ Education
 - _____ Exploitation/Settlement
 - _____ Industry
 - _____ Military
 - X Mining
 - _____ Minority Groups
 - _____ Political
 - _____ Recreation
 - _____ Religion
 - _____ Science
 - _____ Socio-Humanitarian
 - _____ Transportation

MAY 5 1978

Architect/Builder: ~~Unknown~~
Building Materials: ~~Admission~~ - ~~Brick~~ ~~Beall~~
Wood

Building Type/Style: ~~Victorian~~ -
Restoration Potential: ~~Attaches various detail~~ - ~~Restored~~

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

One story frame with flat roof and ornate cornice. The original structure was remodeled in about 1965, and in 1975 an addition was completed similar in style. Except for the height (which is lower), the building is similar in style to other commercial blocks in the district.

ARCHITECTURE

Statement of Historical Significance: Park City's post office..

Perhaps most significant is the G. S. A.'s approval for Park City to hire its "own" architect to design the addition.

The original building was erected on ruins which had stood since the fire of 1898 (bank bldg.).

HISTORY

RESEARCHER: Philip S. Votianni

P.C.397 SITE NO. SU-10-06

DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 446 N. MainPlat PCS Block 23 Lot 12Present Owner: James & Elaine M.Name of Structure: Frank AndrewOwner Address: Super
Park City, Ut. 84060Original Owner: Furniture & Hardware
Frank AndrewDate of Construction: 1898

Present Use:

Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial X

Vacant _____

Agricultural _____

Park _____

Original Use: Commercial - Furniture & Hardware Future Planned Use: CommercialAdjacent Land Uses: Commercial Occupants: "Lazlo Hair Care"Building Condition: Good, somewhat alteredIntegrity: 1 _____ 2 X 3 _____"Mine's Delight Ice Cream Parlor"

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Records & Assessor Records, Summit County Courthouse, Coalville, Ut.
- 2) Sanborn Maps, Park City, Ut., 1900 & 1907.
- 3) "Park City, Utah, The Past, Present, Future" Souvenir Edition, 1902. Compliments of The Park Record.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Resource _____Significance: Contributory
Contributory X
Not Contributory _____

Register Status:

Landmark _____

National _____

State _____

Century _____

Local _____

Potential X

Funding: Yes _____ No _____ Tax Reform Act _____

Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- X Architecture
- _____ The Arts
- X Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- X Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Victorian-Commercial

Building Materials: Stone and brick

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

One story stone structure with a brick facade. The name of the original owner, and his business, still exists on the upper portion of the facade. Presently, the building has one indented entrance flanked by two display windows, keeping in the mold of Victorian mining-town commercial structures. However, this is a change since a 1902 photograph shows the building to have an entrance on the south end and a four-sectioned display window to the north.

Statement of Historical Significance: The Frank Andrew Furniture and Hardware building stands as significant in the commercial history of Park City. Built in the fall of 1898, after the Great Fire, the structure further attested to the confidence in Park City by a local merchant, especially since ~~it was~~ ^{originally} constructed of stone and brick.

HISTORY

Frank Andrew was a prominent Park City merchant. His business, established in 1892, became a leading hardware and home furnishing emporium.

RESEARCHER: Philip S. Notariani

P.C. 296

SITE NO. SU-10-07DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 440 Main
 Present Owner: Wigat, Inc.
 Owner Address: 1387 So. 13th E.
S.L.C., Ltd.

Plat PCS Block 23 Lot 11Name of Structure: - Park CityOriginal Owner: Variety Store

CONDITION/USE

Date of Construction: ca. 1900

Present Use: Single family residential _____
 Multi-family residential _____
 Agricultural _____

Public _____

Industrial _____

Commercial X

Vacant _____

Park _____

Original Use: CommercialFuture Planned Use: CommercialAdjacent Land Uses: CommercialOccupants: "Calrose Restaurant"Building Condition: Fair (shallow - poorIntegrity: 1 _____ 2 X 3 _____ due to fire

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit
 County Courthouse, Coalville, Ut.
 2) Sanborn Maps, Park City, Ut., 1900 & 1907.

PHOTO
RECORDSLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
 Building _____
 Site _____
 Multi-Residence _____

Significance: _____
 Contributory X
 Not Contributory _____

Register Status:
 Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

Aboriginal Americans _____
 Agriculture _____
 Architecture _____
 The Arts _____
X Commerce _____
 Communication _____
 Conservation _____
 Education _____
 Exploitation/Settlement _____
 Industry _____
 Military _____
X Mining _____
 Minority Groups _____
 Political _____
 Recreation _____
 Religion _____
 Science _____
 Socio-Humanitarian _____
 Transportation _____

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Victorian -

Building Materials: Wood

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

One story frame with common brick on the rear, flat roof, and a bracketed cornice. Twelve window panes ^(transoms) lie above the entrance and display area. The above features were common to Victorian mining-town commercial buildings.

ARCHITECTURE

Statement of Historical Significance: A commercial structure, built after 1898, forming part of the Park City commercial district.

Abstracts show that in 1896 the property in question belonged to the First National Bank of Salt Lake City of Patrick J. Lynch. In 1899 the bank's interests were sold to James Farrell, large property owner in Park City's Chinatown, then to W. V. Rice, and in 1902 back to James Farrell.

The structure appears on a 1907 Sanborn Map as an office.

In the 1940s records show the occupant as the Park City Variety Store, a well remembered

RESEARCHER: Philip H. Votawian
 DATE: March 1978

P.C. 295 SITE NO. SU-10-08

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

Street Address: 438 N. Main
 Present Owner: Don Millican
 Owner Address: Vernal, Ut.

Plat PS Block 23 Lot 10

Name of Structure: _____

Original Owner: _____

Date of Construction: ca. 1900 - Remodeled in 1973-74

Present Use: ☐ Single family residential _____
☐ Multi-family residential _____
☐ Agricultural _____

☐ Public _____
☒ Commercial _____
☐ Park _____

☐ Industrial _____
☐ Vacant _____

Original Use: Commercial (Landy's Sporting Goods)

Future Planned Use: Commercial

Adjacent Land Uses: Commercial

Occupants: "Car 19" Restaurant

Building Condition: Good

Integrity: 1 ☒ 2 _____ 3 _____

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.

2) Sanborn Map, Park City, Ut., 1900 & 1907

3) Interview with Bea Kummer, March 7, 1978.

4) Interview with Fraser Buck & Nan McPolin, March 8, 1978.

SLIDES 1

Date of slides Oct. 1977

Views: Front ☒ Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS

Date of Photos Oct. 1977

Views: Front ☒ Side _____ Rear _____ Other _____

Category: ☒ District
☐ Building
☐ Site
☐ Multi-Residential

Significance: ☒ SIGNIFICANT
☐ Contributory
☐ Not Contributory

Register Status:

☐ Landmark
☐ National
☐ State
☐ Century
☐ Local
☒ Potential

Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____

Public Accessibility: Yes ☒ No _____ Limited _____

Mapped _____ File _____

Areas of Significance

☐ Aboriginal Americans
☐ Agriculture
☒ Architecture
☐ The Arts
☒ Commerce
☐ Communication
☐ Conservation
☐ Education
☐ Exploitation/Settlement
☐ Industry
☐ Military
☒ Mining
☐ Minority Groups
☐ Political
☐ Recreation
☐ Religion
☐ Science
☐ Socio-humanitarian
☐ Transportation

Architect/Builder: Mr. Anderson

Building Type/Style: Victorian -

Building Materials: Wood & metal

Restoration Potential: Restored

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Two story frame with flat roof. The upper story facade contains four window openings (one-two-one), flanked by six columns. The cast iron pier appeared on a 1907 map, and in 1973-74 this facade was uncovered during remodeling. Also, ornate ^{was done} painting on the upper and lower facade. A central entrance is flanked by display areas with numerous-paned windows.

The Victorian style of commercial architecture in a mining town is vividly expressed on this structure.

Statement of Historical Significance: The structure represents an

~~excellent example of~~ ^{with cast iron piers} Victorian commercial building in a mining town, part of the city's commercial district.

Remodeling has emphasized the building's Victorian detailing. An early (1907) map indicates that the building served as a candy & sporting goods store. Records also show that in the 1940s the lower floor served as the Orange Blossom Confectionary, with rooms on the second floor.

HISTORY

1940s - Orange Blossom Confectionery. Also room on 2nd floor - O & J. W. Stairs

1897, Margaretta V. Rogers, 1901, M. V. Rogers to George E. Barton, then series of transactions to Utah Commercial & Savings Bank (Mortgage)

RESEARCHER: Philip J. VitanianuP.C. 294 SITE NO. SU-10-09DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

CONDITION/USE

DOCUMENTATION

PHOTO
RECORD

CLASSIFICATION

Street Address: 436 MainPlat PC5 Block 23 Lot N9Present Owner: Melva Garcia

Name of Structure: _____

Owner Address: 396 S. Malley Ave.
Hayward, Cal. 94541

Original Owner: _____

Date of Construction: ca. 1900Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____Public _____
Commercial X
Park _____
Industrial _____
Vacant _____Original Use: CommercialFuture Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants: _____

Building Condition: Good"Rosier Delicatessen"Integrity: 1 _____ 2 X 3 _____

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coosville, Mt.
- 2) Sanborn Maps, Park City, Mt., 1900 & 1907.

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____Category: District X
Building _____
Site _____
Multi-Residential _____Significance: Contributory X
Not Contributory _____Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential XFunding: Yes _____ No _____ Tax Reform Act _____
Type: _____Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- Aboriginal Americans
- Agriculture
- Architecture
- The Arts
- X Commerce
- Communication
- Conservation
- Education
- Exploitation/Settlement
- Industry
- Military
- X Mining
- Minority Groups
- Political
- Recreation
- Religion
- Science
- Socio-Humanitarian
- Transportation

MAY 5 1978

Architect/Builder: *Unknown*

Building Type/Style: *Victorian -*

Building Materials: *Wood*

Restoration Potential: *Commercial*
Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

One story frame with flat roof, and bracketed cornice. Large display window on north with the entrance on south. Above this section are eleven transoms.

The style appears common of Victorian mining town commercial architecture.

ARCHITECTURE

Statement of Historical Significance: *Representative commercial structure, part of the Park City commercial district.*

Ownership records show that in 1902 the property owner was one Charles H. Deere; and by 1903 it went to the Henry Wagner Brewing Co.

Residents recall the structure as Oblads 5-10-25 & store, with the motto "Nothing over \$1.50"

HISTORY

RESEARCHER: Philip J. NotarianniP.C. 300 SITE NO. SU-10-10DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 434 N. Main
 Present Owner: Ronald E. + Sheila G.
 Owner Address: Purdum
Park City, Ut.

Plat Pes Block 23 Lot N8-59
 Name of Structure: Rocky Mtn. Bell
 Original Owner: Telephone Office
Rocky Mtn. Bell

CONDITION/USE

Date of Construction: 1898

Present Use: Single family residential _____
 Multi-family residential _____
 Agricultural _____

Public _____ Industrial _____
 Commercial X Vacant _____
 Park _____

Original Use: Telephone OfficeFuture Planned Use: CommercialAdjacent Land Uses: CommercialOccupants: "Leathers" ShopBuilding Condition: GoodIntegrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
 1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
 2) Samborn Maps, Park City, Ut., 1900 + 1907.
 3) The Park Record, September 3, 10, 1898; October 15, 1898; November 5, 1898; October 5, 1972.

PHOTO RECORD

SLIDES 1
 Date of slides Oct. 1977
 Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 1
 Date of Photos Oct. 1977
 Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
 Building _____
 Site _____
 Multi-Residence _____

Significance: Contributory X
 Not Contributory _____

Register Status:
 Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential X
 Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

Aboriginal Americans _____
 Agriculture _____
 Architecture X
 The Arts _____
 Commerce X
 Communication X
 Conservation _____
 Education _____
 Exploitation/Settlement _____
 Industry _____
 Military _____
 Mining X
 Minority Groups _____
 Political _____
 Recreation _____
 Religion _____
 Science _____
 Socio-Humanitarian _____
 Transportation _____

Architect/Builder: Richard Kletting

Building Materials: Brick

Building Type/Style: Victorian -

Commercial
Restoration Potential: —

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

Two story brick business block, with a flat roof; two window openings (double hung windows) on upper story, and one four-sectioned picture window flanked by the entrance on the lower floor. The picture window has a rough-cut stone sill.

A primary architectural feature is in the building's architect, Richard Kletting. Kletting is considered Utah's foremost architect, having designed numerous residences, commercial blocks, as well as parks.

The building has recently been sand blasted.

ARCHITECTURE

Statement of Historical Significance: The Rocky Mtn. Bell Telephone office building stands as significant in the area of communication in a burgeoning mining town. The brick structure, built after a devastating fire in June, 1898, also represented the confidence by Rocky Mtn. Bell in Park City's future, as well as having been designed by Kletting.

Abstracts show that Rocky Mtn. Bell purchased the property from Madera & W.G. Wilson, July, 1898. The structure was erected during September - October, 1898. In 1911 Mountain States Telephone & Telegraph Co. purchased Rocky Mtn. Bell and retained the building. Its use changed in about 1964.

HISTORY

RESEARCHER: Philip J. Notarian

P.C. 293

SITE NO. SU-10-11DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 430 N. Main
 Present Owner: Eugene A. Park
 Owner Address: Park City, Ut.

Plat PS Block 23 Lot N7-S8
 Name of Structure: _____
 Original Owner: _____

CONDITION/USE

Date of Construction: 1898

Present Use: Single family residential _____
 Multi-family residential _____
 Agricultural _____

Public _____
 Commercial X
 Park _____

Industrial _____
 Vacant _____

Original Use: Commercial (possibly a Drug store)Future Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants: _____

Building Condition: Fair

"Mama Theresa"
 Restaurant

Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
- 2) Sandborn Maps, Park City, Ut, 1900 & 1907.
- 3) The Park Record, September 24, 1898.
- 4) "Park City, Utah. The Past, Present, Future." Souvenir Edition, 1902. Compliments of The Park Record.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS

Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
 Building _____
 Site _____
 Multi-Resource _____

Significance: Contributory X
 Not Contributory _____

Register Status:
 Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- X Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- X Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Victorian-Commercial

Building Materials: Wood

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

One story frame, measuring 18 X 65 feet, with flat roof and indented entrance flanked by two display window areas. Style is typical of mining town architecture.

ARCHITECTURE

Statement of Historical Significance: A commercial structure, part of the Park City commercial district, built after the fire of 1898, and aiding in the documentation of commercial activity in a mining town.

Sanborn maps indicate that in 1900 the structure functioned as a drug store, while in 1907 it served as a cigar and news shop. Most notably, the building was later owned by J.E. Jenkins, proprietor of the "Pop Jenkins Ice Cream" shop. A sign located on the south side of the structure attests to this use.

HISTORY

RESEARCHER: Philip J. Vitaranni
 DATE: March 1978

P.C. 288A

SITE NO. SU-10-12

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: Main Plat PC5 Block 23 Lot 3
 Present Owner: Isabella or Alice S. Name of Structure: _____
 Owner Address: Albany 9/2 Otto Joseph Original Owner: _____
Milati, Bx 803
Parag, Ut.

Date of Construction: 1973 (see second sheet) - SU-10-13)

Present Use: Single family residential _____ Public _____ Industrial _____
 Multi-family residential _____ Commercial X Vacant _____
 Agricultural _____ Park _____

Original Use: _____

Future Planned Use: _____

Adjacent Land Uses: _____

Occupants: _____

Building Condition: _____

Integrity: 1 _____ 2 _____ 3 _____

"Milati's Italian
 Restaurant"

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

DOCUMENTATION

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X _____
 Building _____
 Site _____
 Multi-Resource _____

Significance: Contributory _____
 Not Contributory X _____

Register Status: _____

Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential _____

Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____

Public Accessibility: Yes _____ No _____ Limited _____

Mapped _____ File _____

Areas of Significance

____ Aboriginal Americans
 ____ Agriculture
 ____ Architecture
 ____ The Arts
 ____ Commerce
 ____ Communication
 ____ Conservation
 ____ Education
 ____ Exploitation/Settlement
 ____ Industry
 ____ Military
 ____ Mining
 ____ Minority Groups
 ____ Political
 ____ Recreation
 ____ Religion
 ____ Science
 ____ Socio-Humanitarian
 ____ Transportation

MAY 5 1978

Architect/Builder:

Building Type/Style:

Building Materials:

Restoration Potential:

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Statement of Historical Significance:

HISTORY

RESEARCHER: Philip J. NotarianniP.C. 288 SITE NO. SU-10-13DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 412 No. Main Plat PCS Block 23 Lot 54Present Owner: Isabel L. or Alice L. Name of Structure: -Owner Address: Olson 90 Otto Joseph Original Owner: -Mileti - Box 803
Park City, UTDate of Construction: 1898

Present Use:

Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial X

Vacant _____

Agricultural _____

Park _____

Original Use: Commercial (Saloon)Future Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants:

Building Condition: Good"Neils Hudge"Integrity: 1 _____ 2 X 3 _____

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Records & Assessor Records, Summit County Courthouse, Saltville, UT.
- 2) Sanborn Maps, Park City, UT, 1900 & 1907.

PHOTO RECORD

SLIDES 1Date of slides Oct 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Resource _____Significance: Contributory X
Not Contributory _____Register Status:
Landmark _____
National _____
State _____
Century _____
Local _____
Potential XFunding: Yes _____ No _____ Tax Reform Act _____
Type: _____Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- X _____ Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- X _____ Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

MAY 5 1978

Architect/Builder: ~~Unknown~~

Building Type/Style: ~~Victorian~~ —

Building Materials: ~~Wood~~

Restoration Potential: ~~Good~~ —

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

One story frame with nu-lap and metal siding, and false front with a concrete block foundation. Architecturally in keeping with mining town commercial architecture. Altered (date unknown) in that second story window openings have been modified, and in 1907 the building had a wood porch extending to the sidewalk (since removed).

Statement of Historical Significance: Contributory to the Park City commercial district as a commercial structure built after the 1898 fire.

~~Abstracts~~ show this property owned by Charles M. Wilson, 1898; and in 1907-08 to Mrs. Mary E. Paxton. Map references indicate that the building served as a saloon in 1900, having been enlarged in 1907 (including a basement).

Late 1920s, purchased by ^{the} Athenaeum, ^(Ladies Society) sold to Dr. H. J. Goodwin.

HISTORY

RESEARCHER: Philip Votawianic
DATE: March 1978

P.C. 286

SITE NO. SU-10-14

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: ca. 400 main
Present Owner: Peoples Finance & Thrift Co.
Owner Address: 157 So. State St. S.L.C., Ut.

Plat PCS Block 23 Lot 1-2
Name of Structure: _____
Original Owner: _____

CONDITION/USE

Date of Construction: ca. 1900-01

Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____

Public _____
Commercial X
Park _____
Industrial _____
Vacant _____

Original Use: Commercial (Saloons)

Future Planned Use: Commercial

Adjacent Land Uses: Commercial

Occupants: "Cafe Ritz"

Building Condition: Fair

Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
- 2) Sanborn Maps, Park City, Ut., 1900 + 1907.

PHOTO RECORD

SLIDES 1

Date of slides Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 1

Date of Photos Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Resource _____

Significance: ~~Contributory~~
Contributory X
Not Contributory _____

Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- X Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- X Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

Architect/Builder: Unknown

Building Type/Style: Victorian —

Building Materials: Brick

Restoration Potential: Commercial
Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable) Remodeled 1962.

One story structure, stucco on brick, with a flat roof. The business block is divided into two sections, flanked by two piers & separated with one pier that run from the floor to the roof line. Window openings appear to have been altered. Again, the style is in keeping with mining town architecture.

ARCHITECTURE

Statement of Historical Significance: A contributory structure to Park City's commercial district -- one built after the great fire of 1898.

Abstracts indicate that the building on lots 1 & 2 went to P. & C. Fitzpatrick in 1900. A 1900 map shows a saloon and cobbler shop on the site. By 1907 the saloon building was enlarged and a second section built on the south with a metal cornice connecting the two sections. Both sides functioned as saloons.

Best remembered occupant was Hullbirt's Drug store.

HISTORY

RESEARCHER: Philip H. NotarianSITE NO. SU-10-15DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

CONDITION/USE

DOCUMENTATION

PHOTO
RECORD

CLASSIFICATION

Street Address: 368 No. MainPlat PCS Block 22 Lot 14-16Present Owner: Thomas R. + Bonnie G.

Name of Structure: _____

Owner Address: Matthew
2311 Connecticut Ave.
Wash., D.C. 20008Original Owner: Frankel Bldg.Date of Construction: ca. 1907Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____Public _____
Commercial X
Park _____Industrial _____
Vacant _____Original Use: CommercialFuture Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants: _____

Building Condition: fair"Mount Air Variety"Integrity: 1 _____ 2 X 3 _____

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit
County Courthouse, Coalville, Ut.2) Sanborn Maps, Park City, Ut., 1900 + 1907.3) "Park City, Utah. The Past, Present, Future." Souvenir
Edition, 1902. compliments of the Park Record.SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____Category: District X
Building _____
Site _____
Multi-Resource _____Significance: ~~Contributory~~
Contributory X
Not Contributory _____Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential XFunding: Yes _____ No _____ Tax Reform Act _____
Type: _____Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of SignificanceAboriginal Americans _____
Agriculture _____
Architecture _____
The Arts _____
X Commerce _____
Communication _____
Conservation _____
Education _____
Exploitation/Settlement _____
Industry _____
Military _____
X Mining _____
Minority Groups _____
Political _____
Recreation _____
Religion _____
Science _____
Socio-humanitarian _____
Transportation _____

Architect/Builder: Unknown

Building Type/Style: Victorian

Building Materials: Brick

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

One story structure, face brick walls with a flat roof. The upper facade contains a rectangular space, for the business' name which is surrounded by protruding brickwork. On the south end of the structure is a stairway leading to a lower level that contains a restaurant. Originally the building had a porch, but now that is modified by a partial extension off the front which is covered with shake shingles..

Statement of Historical Significance: The structure adds to Park City's commercial district, especially that it dates from about 1907 and illustrates the trend of post-fire building from wood to brick.

HISTORY

The abstract shows that in 1898 the property was granted to John G. Kearns, trustee, by the Ancient Order of United Workman Hall Association. In 1899 it went to J. C. Weiler Lumber Co., to Henry Shields; then to Mary M. London in 1901, and in 1904 from Albert Fisher to William H. Miller.

Additionally, a 1900 map shows the site only as a foundation, left from the 1898 fire. In 1907 the building appears on the site as a commercial enterprise -- that of Julius Frankel, owner of a men & boys clothing store, and well known Park City merchant.

C: TOWN

RESEARCHER: Philip S. NatansonP.C. 283 SITE NO. SU-10-16DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 354 No. Main
 Present Owner: Leon M. Harte
 Owner Address: Park City, Ut.

Plat PCS Block 22 Lot 14
 Name of Structure: —
 Original Owner: —

CONDITION/USE

Date of Construction: ca. 1907

Present Use: Single family residential ☒
 Multi-family residential ☐
 Agricultural ☐

Public ☐
 Commercial ☒
 Park ☐

Industrial ☐
 Vacant ☐

Original Use: CommercialFuture Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants: "Turner's Art Shop"
"Eve's Jeans & Things"

Building Condition: Good -- AlteredIntegrity: 1 ☐ 2 ☒ 3 ☐

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
- 2) Sanborn Maps, Park City, Ut., 1900 & 1907.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front ☒ Side ☐ Rear ☐ Other ☐BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front ☒ Side ☐ Rear ☐ Other ☐

CLASSIFICATION

Category: District ☒
 Building ☐
 Site ☐
 Multi-Resource ☐

Significance: Contributory ☒
 Not Contributory ☐

Register Status:
 Landmark ☐
 National ☐
 State ☐
 Century ☐
 Local ☐
 Potential ☒

Funding: Yes ☐ No ☐ Tax Reform Act ☐
 Type: ☐

Public Accessibility: Yes ☒ No ☐ Limited ☐
 Mapped ☐ File ☐

Areas of Significance

- Aboriginal Americans ☐
 Agriculture ☐
 Architecture ☐
 The Arts ☐
 Commerce ☒
 Communication ☒
 Conservation ☐
 Education ☐
 Exploitation/Settlement ☐
 Industry ☐
 Military ☐
 Mining ☒
 Minority Groups ☐
 Political ☐
 Recreation ☐
 Religion ☐
 Science ☐
 Socio-Humanitarian ☐
 Transportation ☐

MAY 5 1978

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Victorian

Restoration Potential: Commercial
Remodeled

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Two story frame with gable roof & false front -- a second story added with a porch extending over the sidewalk with a wooden railing around the upper story balcony. The structure has wood siding with two central door ways flanked by two six-paned display windows.

The building has been remodeled and somewhat altered, but nevertheless fits into the style of mining town commercial architecture. Originally, the building had a porch which attached it to a structure (Maple Hall) on the south. Since additional no date have been added to the southwest. The second story has also been added.

Statement of Historical Significance: Also contributory to Park City's main commercial district.

Records & maps illustrate that no structure appeared on the site in 1900, but that in 1904 a mortgage on a saloon building on the site was transferred to Dan McPolin, operator of a bottling works, from J. H. Elvers. A 1907 map shows the one story frame building as a saloon.

HISTORY

Dan McPolin was a well known local merchant.

RESEARCHER: Philip H. NotarianP.C. 282 SITE NO. SU-10-17DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 350 MainPlat PCS Block 22 Lot 11-12Present Owner: Thelma ResighName of Structure: Golden RuleOwner Address: 5960 Monte Lewis Dr.
S.L.C., Mt. 84121Original Owner: StoreDate of Construction: 1909Present Use: Single family residential
Multi-family residential
AgriculturalPublic _____
Commercial X
Park _____
Industrial _____
Vacant _____Original Use: CommercialFuture Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants:

Building Condition: Good"Days Market"Integrity: 1 _____ 2 X 3 _____

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit
County Courthouse, Louisville, Mt.2) Sarban Maps, Fair City, Mt., 1900 + 1907.3) Utah State Gazetteer and Business Directory,
1912-1913, p. 184.

PHOTO

RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building
Site
Multi-ResidenceSignificance: Contributory X
Not ContributoryRegister Status:
Landmark
National
State
Century
Local
Potential XFunding: Yes No Tax Reform ActPublic Accessibility: Yes X No Limited

Mapped _____ File _____

Areas of Significance

Aboriginal Americans
Agriculture
Architecture
The Arts
Commerce X
Communication
Conservation
Education
Exploitation/Settlement
Industry
Military
Mining X
Minority Groups
Political
Recreation
Religion
Science
Socio-humanitarian
Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Commercial

Building Materials: Concrete

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

One story concrete building having a flat roof and a pediment. Window openings have been altered; and an aluminum awning now exists on the front.

ARCHITECTURE

Statement of Historical Significance: Also a contributing commercial structure. This structure functioned as the Golden Rule Store -- the early chain of stores owned by J. C. Penney, and precursor to the J. C. Penney and Company.

Well known past manager of the company was R. Brand, who in 1912-1913 managed the concern with W. H. Partin.

HISTORY

C: TOWN

RESEARCHER: Philip J. NotarianniP.C. 279 SITE NO. SU-10-18DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: Main Street Plat PCS Block 22 Lot 7-8
 Present Owner: Silver Wheel Enterprises Name of Structure: Egyptian
 Owner Address: Park City 84060 Original Owner: Shelton

CONDITION/USE

Date of Construction: 1926

Present Use: Single family residential _____
 Multi-family residential _____
 Agricultural _____

Public _____
 Commercial X
 Park _____

Industrial _____
 Vacant _____

Original Use: Commercial (Theater)Future Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants:

Building Condition: Good"Silver Wheel Theater"Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Wt.
- 2) The Park Record.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
 Building _____
 Site _____
 Multi-Residence _____

Significance: Contributory X
 Not Contributory _____

Register Status:

Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential X

Funding:

Yes _____ No _____ Tax Reform Act _____
 Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____

File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- X Architecture
- _____ The Arts
- X Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- X Mining
- _____ Minority Groups
- _____ Political
- X Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Theater

Building Materials: Pressed Brick

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

One story, pressed brick structure with a hip roof and false front. The Egyptian motif was formed with a brownish painted stucco. Originally the interior contained replicas of Egyptian artifacts (i.e., Pharaoh busts, etc.).

Statement of Historical Significance: The Egyptian theater served as the replacement for the Denver Theater which collapsed due to a heavy snow, and became the first "sound movie" theater in Park City. The building was built by John Regan and records show ownership under the "Park Motion Theater Company."

Its style renders the building unique in Park City.

RESEARCHER: Philip S. VotawianicP.C. 278 SITE NO. SU-10-19DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 320 MainPlat P.C. 5 Block 22 Lot 5-6Present Owner: Pete R. & Mary Lou

Name of Structure: _____

Owner Address: 2014
Park City, Ut.

Original Owner: _____

Date of Construction: 1900

Present Use: Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial ☒

Vacant _____

Agricultural _____

Park _____

Original Use: CommercialFuture Planned Use: CommercialAdjacent Land Uses: CommercialOccupants: "Red Barjo Pizza"Building Condition: GoodIntegrity: 1 _____ 2 ☒ 3 _____

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.2) Sanborn Maps, Park City, Ut., 1900 + 1907.3) Interview with Grace Buel & Nan McPolin, March 8, 1978.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front ☒ Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front ☒ Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District ☒
Building _____
Site _____
Multi-Resource _____Significance: ~~Contributory~~
Contributory ☒
Not Contributory _____Register Status:
Landmark _____
National _____
State _____
Century _____
Local _____
Potential ☒Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____Public Accessibility: Yes ☒ No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- ☒ Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- ☒ Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: ~~Victorian~~ Commercial

Building Materials: Wood

Restoration Potential: ~~Remodeled~~

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

One story frame with shed style roof. The building was remodeled in 1963 and contains an ornate wood cornice with six wood arches on the upper facade ^(original) flanked and separated by wooden piers. A "fenced" ^(upper level) porch extends out over the sidewalk, supported by four posts. Two entry doors are flanked by two window openings each containing twenty-four panes of glass (somewhat out of character from period commercial buildings).

Statement of Historical Significance: A contributory, commercial structure -- part of the Park's main business district.

HISTORY

Records show the land owner in 1899 as Mrs. Mary McLeod. In 1900 the structure housed a saloon in the north half, and a confectionary in the south end. By 1907, the saloon was still in existence, while the south half was vacant.

Mike Danfelter, a Greek businessman, is well remembered as the owner of the saloon in later years; and illustrates the representation of different ethnic groups as merchants in Park City.

RESEARCHER: Philip S. NotarianiP.C. 276 SITE NO. SU-10-20DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 308-12 Main Plat PCS Block 22 Lot 3-4Present Owner: Joseph & Louis Giacomo Name of Structure: _____Owner Address: 90 Alvin Young, Box 534, Park City, Ut. Original Owner: _____Date of Construction: 1926Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____Public _____
Commercial X
Park _____
Industrial _____
Vacant _____Original Use: CommercialFuture Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants: _____

Building Condition: Good"Rock & Silver"Integrity: 1 _____ 2 X 3 _____

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.

2) Interview with Bea Kummer, March 7, 1978.

3) Interview with Thayer Buel & Nan McPolin, March 8, 1978.

PHOTO RECORD

SLIDES

Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS

Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Resource _____Significance: ~~Contributory~~
Contributory X
Not Contributory _____Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential XFunding: Yes _____ No _____ Tax Reform Act _____
Type: _____Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

Aboriginal Americans _____
Agriculture _____
Architecture X
The Arts _____
Commerce _____
Communication _____
Conservation _____
Education _____
Exploitation/Settlement _____
Industry _____
Military _____
Mining X
Minority Groups _____
Political _____
Recreation _____
Religion _____
Science _____
Socio-Humanitarian _____
Transportation _____

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Commercial

Building Materials: Brick

Restoration Potential: —

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

Two story brick and port-brick sides -- flat roof. Concrete keyways over the first upper story window openings. The central entrance is flanked on either side by four eight-paned windows.

ARCHITECTURE

Statement of Historical Significance: A ~~later~~ ^{architectural} period commercial structure, representing the diversification of such buildings on Park City's main street.

Ownership in 1925 was listed as Dominick Giacomini, an Italian; and also illustrates the presence of various ethnic groups in Park City.

HISTORY

RESEARCHER: Philip H. NataranniP.C. 275 A SITE NO. SU-10-21DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 304 MainPlat PCS Block 22 Lot 1-2Present Owner: Francis & George G.

Name of Structure: _____

Owner Address: Davish

Original Owner: _____

90 "Motherlode", Box 497, Park City, UtDate of Construction: ca. 1900

Present Use: Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial ☒

Vacant _____

Agricultural _____

Park _____

Original Use: Commercial (Saloon +

Future Planned Use: _____

Adjacent Land Uses: Billards)
CommercialOccupants: CommercialBuilding Condition: Good"The Motherlode"Integrity: 1 _____ 2 ☒ 3 _____"B-G Custom Seating"

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit
County Courthouse, Coalville, Ut.2) Sanborn Maps, Park City, Ut., 1900 & 19073) Interview with Bea Kummer, March 7, 1978.PHOTO
RECORDSLIDES 1Date of slides Oct. 1977Views: Front ☒ Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front ☒ Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District ☒
Building _____
Site _____
Multi-Residence _____Significance: ~~Contributory~~
Contributory ☒
Not Contributory _____Register Status:
Landmark _____
National _____
State _____
Century _____
Local _____
Potential ☒Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____Public Accessibility: Yes ☒ No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- ☒ Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- ☒ Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

MAY 5 1978

RESEARCHER: Philip H. NotarianiSITE NO. SU-10-22DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 268 MainPlat PCS Block 21 Lot 16Present Owner: Oliver L. Young Jr.

Name of Structure: _____

Owner Address: + Margaret DiacomisOriginal Owner: "Rasband's Place"YoungJames RasbandDate of Construction: ca. 1898

Present Use:

Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial X

Vacant _____

Agricultural _____

Park _____

Original Use: Commercial (Band)Future Planned Use: CommercialAdjacent Land Uses: Hall - SaloonOccupants: "Young Apartments"Building Condition: GoodIntegrity: 1 _____ 2 _____ 3 X (Remodeled)

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit County Courthouse, Louisville, Mt.2) Sanborn Maps, Park City, Mt., 1900 + 1907.3) Utah Gazetteer & Business Directory, 1920-1921,4) Interview with Grace Rank & Nan M. Klein, March 8, 1978.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Resource _____Significance: ~~Contributory~~
Contributory X
Not Contributory _____

Register Status:

Landmark _____
National _____
State _____
Century _____
Local _____
Potential XFunding: Yes _____ No _____ Tax Reform Act _____
Type: _____Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

_____ Aboriginal Americans
 _____ Agriculture
 _____ Architecture
 _____ The Arts
 _____ Commerce
 _____ Communication
 _____ Conservation
 _____ Education
 _____ Exploitation/Settlement
 _____ Industry
 _____ Military
 _____ Mining
 _____ Minority Groups
 _____ Political
 _____ Recreation
 _____ Religion
 _____ Science
 _____ Socio-Humanitarian
 _____ Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Victorian-Social Hall

Building Materials: Wood

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

Two story gable frame with false front, and aluminum siding as a result of recent remodeling. The facade has a small gabled section on the central upper portion. Shutters have also been added (out of character), with aluminum window frames. Brick facing on in about 1950s.

ARCHITECTURE

Statement of Historical Significance: This structure represents a remaining dance hall, best known as Rosband's Hall; and aids in the documentation of Park City social life.

Many socials were held at Rosband's Hall. Organizations like the Elks Club held dances there prior to the building of their own halls.

HISTORY

Abstract -- A.O.U.W. Hall Assoc. to E. W. Lewis, John A. Meadland, John J. Keam, Charles, 1897 - seen & in care of Keam, 1898, Dec. Henry, Shields, 1899. Julius Frankel, Inc. Page 179 of 299

RESEARCHER: Philip A. Viterianni

P.C. 163-164

SITE NO. SU-10-43

DATE:

March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 305 MainPlat PCS Block 11 Lot 2Present Owner: Darrell G. + GeraldineName of Structure: First NationalOwner Address: K. MeyerOriginal Owner: Bank3203 Highland Dr., S.L.C. Mt., 84109Date of Construction: 1898

Present Use:

Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial ☒

Vacant _____

Agricultural _____

Park _____

Original Use: Commercial (Bank & Mining Co. office)Future Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants:

Building Condition: Excellent"Meyer Gallery"Integrity: 1 ☒ 2 _____ 3 _____

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder's Office Records, Summit County Courthouse, Coalville, Wt.2) Sanborn Maps, Park City, Wt., 1900 + 1907.3) The Park Record, July 2, 1898; August 13, 1898; October 29, 1898.4) "Park City, Wt., The Past, Present, Future." Souvenir Edition, 1902. Compliments of The Park Record.

PHOTO RECORD

SLIDES 1BLACK & WHITE PHOTOGRAPHS 1Date of slides Oct 1977Date of Photos Oct 1977Views: Front ☒ Side _____ Rear _____ Other _____Views: Front ☒ Side _____ Rear _____ Other _____

CLASSIFICATION

Category:

District ☒Building ☒

Site _____

Multi-Resource _____

Significance:

SIGNIFICANTContributory ☒

Not Contributory _____

Register Status:

Landmark _____

National _____

State _____

Century _____

Local _____

Potential ☒

Funding:

Yes _____ No _____

Tax Reform Act _____

Type: _____

Public Accessibility: Yes ☒ No _____ Limited _____

Mapped _____

File _____

Areas of Significance

____ Aboriginal Americans

____ Agriculture

☒ Architecture

____ The Arts

☒ Commerce

____ Communication

____ Conservation

____ Education

____ Exploitation/Settlement

____ Industry

____ Military

☒ Mining

____ Minority Groups

____ Political

____ Recreation

____ Religion

____ Science

____ Socio-Humanitarian

____ Transportation

MAY 5 1978

Architect/Builder: Fred A. Hale

Building Type/Style: Victorian - Commercial

Building Materials: Brick

Restoration Potential: Excellent

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

One story pressed brick structure with ornate brick cornice, flat roof. The facade contains six arches with leaded glass transoms (the three on the north have substituted stained glass), two of the arches, one on the south and one on the north, cover entry ways. The building was, and is, divided into two sections in the interior. Originally, the front was glazed with French plate glass. The foundation is constructed from stone.

HISTORY

Statement of Historical Significance: The First National Bank and Silver King Mining Co. block represented one of the first brick structures built after the 1898 fire. In addition, this building is associated with the banking, mining, & general business activity of prominent Utah mining entrepreneurs David Keith, Sen. Thomas Kearns, W.V. Rice, & James Farrell, High significant.
On June 29, 1898 lots 1+2 were given over to the Silver King Mining Co. & the First National Bank of Park City (chartered in 1891) by Ella E. Hennessy. In August, 1898 work began on the building on the site of the old Crescent House, which was torn down July 9, 1898. By November, both concerns were engaged in business in the new block.

RESEARCHER: Philip F. VotawinskiP.C. 165 SITE NO. SU-10-44DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 309 No. Main Plat PCS Block 11 Lot 3
 Present Owner: Shelma B. Reseigh Name of Structure: -
 Owner Address: 90 James R. Stewart St. Original Owner: Wm. Bardsley,
2470 E. 4800 So., S.L.C., 84117 M.D.

CONDITION/USE

Date of Construction: 1925
 Present Use: Single family residential ☒ Public _____ Industrial _____
 Multi-family residential _____ Commercial ☒ Vacant _____
 Agricultural _____ Park _____
 Original Use: Medical office-residence Future Planned Use: Commercial
 Adjacent Land Uses: Commercial Occupants: "The Painted Pony"
 Building Condition: Good Gallery of James R. Stewart
 Integrity: 1 _____ 2 ☒ 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
 1) Summit County Recorder & Assessor Records, Summit
County Courthouse, Coalville, W.V.
 2) Interview with Fraser Buck & Nan McPolin,
March 8, 1978.

PHOTO RECORD

SLIDES 1 BLACK & WHITE PHOTOGRAPHS 1
 Date of slides Oct 1977 Date of Photos Oct 1977
 Views: Front ☒ Side _____ Rear _____ Other _____
 Views: Front ☒ Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District ☒ Building _____ Site _____
 Milk-Reserve _____
 Significance: ~~Contributory~~ ☒ Contributory _____
 Not Contributory _____
 Register Status: Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential ☒ _____
 Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____
 Public Accessibility: Yes ☒ No _____ Limited _____
 Mapped _____ File _____

MAY 1978

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- _____ Commerce
- ☒ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- ☒ Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- ☒ Socio-Humanitarian
- _____ Transportation

Architect/Builder: Unknown

Building Type/Style: Commercial

Building Materials: Brick

Restoration Potential: —

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

Two story flat roof. Upper story exterior has one central entrance flanked by two six over six double hung windows. A small circular iron porch surrounds the upper entry, and a cement keyway adorns the door.

The ground level has two entrances; one on the south services the commercial establishment on the first floor, while a north entrance, also adorned by a cement keyway, leads to the upper living quarters.

ARCHITECTURE

Statement of Historical Significance: ^{tasteful} A 1920s brick structure that served as a medical office for William J. Bardsley, a Park City physician.

The building functioned both as Dr. Bardsley's office and residence. During various years in the 1950s, at Park City's low ebb, the building was vacant; while in 1968 records show a beauty parlor as occupant.

HISTORY

RESEARCHER: Philip H. RotarianP.C. 166 SITE NO. SU-10-45DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

CONDITION/USE

DOCUMENTATION

PHOTO
RECORD

CLASSIFICATION

Street Address: 317 No. MainPlat PCS Block 11 Lot 4-5Present Owner: Donald + Rhoda M.Name of Structure: The EatingsOwner Address: Waldman

Original Owner: _____

Box 863, Park City, Ut.EstablishmentDate of Construction: ca 1967Present Use:
Single family residential _____
Multi-family residential _____
Agricultural _____Public _____
Commercial _____
Park _____Industrial _____
Vacant _____

Original Use: _____

Future Planned Use: _____

Adjacent Land Uses: _____

Occupants: _____

Building Condition: _____

Integrity: 1 _____ 2 _____ 3 _____

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

SLIDES 1Date of slides Oct 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct 1977Views: Front X Side _____ Rear _____ Other _____Category:
District X
Building _____
Site _____
Multi-Resource _____Significance:
Contributory _____
Not Contributory XRegister Status:
Landmark _____
National _____
State _____
Century _____
Local _____
Potential _____Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes _____ No _____ Limited _____

Mapped _____ File _____

Areas of Significance

☐ Aboriginal Americans
☐ Agriculture
☐ Architecture
☐ The Arts
☐ Commerce
☐ Communication
☐ Conservation
☐ Education
☐ Exploitation/Settlement
☐ Industry
☐ Military
☐ Mining
☐ Minority Groups
☐ Political
☐ Recreation
☐ Religion
☐ Science
☐ Socio-Humanitarian
☐ Transportation

MAY 5 1978

ARCHITECTURE

Architect/Builder:

Building Type/Style:

Building Materials:

Restoration Potential:

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

HISTORY

Statement of Historical Significance:

RESEARCHER: Philip & Stephanie

DATE: March 1978

P.C. 167 SITE NO. SU-10-45A

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 323 No. Main
Present Owner: John & Mary
Owner Address: Demlowicz
Paradise City, Mt.

Plat P.C.S. Block 11 Lot 6
Name of Structure: _____
Original Owner: Mike Allam

CONDITION/USE

Date of Construction: 1926

Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____

Public _____ Industrial _____
Commercial X Vacant _____
Park _____

Original Use: Commercial

Future Planned Use: Commercial

Adjacent Land Uses: Commercial

Occupants: "Shenanigans Ice Cream & Sandwich Shop"

Building Condition: Good

Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Recorder & Assessor Records, Summit County Courthouse, Louisville, Mt.
- 2) Interview with Hazel Buck & Nan McPain, March 8, 1978.

PHOTO RECORD

SLIDES 1
Date of slides Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 1
Date of Photos Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Residential _____

Significance: Contributory X
Not Contributory _____

Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- X Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- X Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

MAY 5 1978

Building Type/Style: *Commercial*

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features.
(include additions, alterations, auxiliary structures, and landscaping if applicable)

One story brick structure with flat roof. An indented entrance on the south is flanked on the north by a display window area (altered several times).

ARCHITECTURE

Statement of Historical Significance:

Statement of Historical Significance: A late commercial block constructed in the main district, representing the building that took place on Park City's main street during the 1920s.

Mike Allan's statement is remembered,
in one case, ~~say~~ for its five rugs.

HELLO

RESEARCHER: Philip H. Votawanni

P.C. 174-177

SITE NO. SU-10-46(1)DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 355 No. Main Plat PCS Block 11 Lot 13-15Present Owner: William L. Orris M.D. Name of Structure: _____Owner Address: 9410 La Jolla Shores Dr. Original Owner: _____La Jolla, Cal. 92037Date of Construction: ca. 1898

Present Use:

Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial X

Vacant _____

Agricultural _____

Park _____

Original Use: DwellingFuture Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants: _____

Building Condition: Good"The Park Record Office"Integrity: 1 _____ 2 X 3 _____

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit County, Louthouse, Louisville, etc.2) Sanborn Maps, Park City, Ut., 1900 & 1907.3) Interview with Grace Buel & Nan McPelin, March 8, 1978.

PHOTO

RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category:

District X

Building _____

Site _____

Multi-Resource _____

Significance:

~~Contributory~~Contributory X

Not Contributory _____

Register Status:

Landmark _____

National _____

State _____

Century _____

Local _____

Potential X

Funding:

Yes _____ No _____

Tax Reform Act _____

Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

____ Aboriginal Americans

____ Agriculture

____ Architecture

____ The Arts

X Commerce

____ Communication

____ Conservation

____ Education

____ Exploitation/Settlement

____ Industry

____ Military

X Mining

____ Minority Groups

____ Political

____ Recreation

____ Religion

____ Science

____ Socio-humanitarian

____ Transportation

MAY 5 1978

Architect/Builder: Anderson

Building Type/Style: Victorian

Building Materials: Wood

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features:
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

A two story frame dwelling with a shed style roof, and a south section that runs perpendicular to the main portion. The front entry is located to the south (of the main section) and has stained glass in the transom. To the north are located two double hung windows on the upper level and two on the lower. On the front side of the perpendicular section are located one window and door, which leads upstairs.

This structure is connected directly to the building north. In 1907 it was somewhat altered in shape, but remained basically the same.

Statement of Historical Significance:

Originally a dwelling, built after the 1898 fire, and most probably used by merchants who occupied the building north (and share the same cornice).

The exterior appears to have changed little since its construction.

HISTORY

RESEARCHER: Philip J. Votawski
DATE: March 1978

SITE NO. SU-10-46(2)

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 357 Main
Present Owner: same as preceding
Owner Address: _____

Plat _____ Block _____ Lot _____

Name of Structure: _____

Original Owner: _____

CONDITION/USE

Date of Construction: ca. 1898

Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____

Public _____ Industrial _____
Commercial X Vacant _____
Park _____

Original Use: Commercial (Jewelry)

Future Planned Use: _____

Adjacent Land Uses: Commercial

Occupants: _____

Building Condition: Good

"This is a shady place"
Lamp shades

Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Wt.
- 2) Sanborn Maps, Park City, Wt.
- 3) Interview with Fraser Buck & Dan McPolin, March 8, 1978.
- 4) Interview with Bea Kummer, March 7, 1978.

PHOTO RECORD

SLIDES 1
Date of slides Oct 1977
Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 2
Date of Photos Oct. 1977
Views: Front X Side X Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Residential _____

Significance: Contributory X
Not Contributory _____

Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- X Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- X Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Victorian — Commercial

Building Materials: Wood

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Two story frame with shed style roof, and a wood cornice that connects it with the building to the south. The upper facade has two double hung windows; while the lower has one central display area flanked by two entrances. The south entry has a period door, whereas the north entrance, leading upstairs, has been altered, changing doors and covering the above transoms with solid material instead of glass.

Between 1900 and 1907 an addition was added to the rear, one section wood and the other stone.

Statement of Historical Significance: A contributory commercial building to the main street district. Erected after the 1898 fire, the structure, along with other frame buildings of that time, stands as a symbol of the confidence of merchants in the Park City district.

HISTORY

The building began as a jewelry store about 1898 and by 1907 functioned as an express office. The stone addition, to the rear, could have functioned as a safe.

RESEARCHER: Philip H. Notarian
DATE: March 1978

SITE NO. SU-10-47

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 359 Main

Plat _____ Block _____ Lot _____

Present Owner: Same as preceding

Name of Structure: _____

Owner Address: (SU-10-46)

Original Owner: _____

CONDITION/USE

Date of Construction: ca. 1898

Present Use: Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial X

Vacant _____

Agricultural _____

Park _____

Original Use: Commercial (Millinery)

Future Planned Use: Commercial

Adjacent Land Uses: Commercial

Occupants: _____

Building Condition: Good

"The Sample Shack"

Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Recorder & Assessor Records, Summit County, Louthouse, Coalville, Ut.
- 2) Sanborn Maps, Park City, Ut., 1900 & 1907.
- 3) Interview with Fraser Buck & Nan McPoling March 8, 1978

PHOTO

RECORD

SLIDES 1

Date of slides Oct. 1977

Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 1

Date of Photos Oct. 1977

Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Residential _____

Significance: ~~Contributory~~
Contributory X
Not Contributory _____

Register Status:
Landmark _____
National _____
State _____
Century _____
Local _____
Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- X Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- X Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Victorian - Commercial

Building Materials: Wood

Restoration Potential: Good

Description of structure's physical appearance and significant architectural feature

(include additions, alterations, ancillary structures, and landscaping if applicable)

A two story frame building with a shed style roof, and wood cornice. The upper facade has two window openings each having two double hung windows. The lower facade contains an indented entry way flanked by display windows. An addition was added ^{to the rear} sometime between 1900 and 1907.

ARCHITECTURE

Statement of Historical Significance: Another frame structure built after the fire of 1898 that attested to the confidence in the town of Park.

Early records indicate that the building first housed a millinery.

HISTORY

RESEARCHER: Philip H. NatarainniP.C. 178 SITE NO. SU-10-48DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 361-363 No. Main Plat PCS Block 11 Lot 16-17Present Owner: James W. + Carolyn Name of Structure: _____Owner Address: E. BloomOriginal Owner: Hodgson's JewelryPark City, Ut.Date of Construction: 1898

Present Use:

Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial X

Vacant _____

Agricultural _____

Park _____

Original Use: Commercial (Jewelry)Future Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants: _____

Building Condition: Very Good"Bloom's" JewelryIntegrity: 1 _____ 2 X 3 _____

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder + Assessor Records, Summit County Courthouse, Coalville, Ut.2) Sanborn Maps, Park City, Ut., 1900 + 1907.3) Interview with Bea Kummer, March 7, 1978.4) Interview with Hasser Bink + Nan McPolin, March 8, 1978.5) Utah State Gazetteer + Business Directory, 1918-1919, 1920-1924.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 2Date of Photos Oct. 1977Views: Front X Side X Rear _____ Other _____

CLASSIFICATION

Category:

District X

Building _____

Site _____

M.H.-Reserve _____

Significance:

~~Contributory~~Contributory X

Not Contributory _____

Register Status:

Landmark _____

National _____

State _____

Century _____

Local _____

Potential X

Funding:

Yes _____

No _____

Tax Reform Act _____

Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____

File _____

Areas of Significance

Aboriginal Americans _____

Agriculture _____

X ArchitectureX The ArtsX CommerceX Communication

Conservation _____

Education _____

Exploitation/Settlement _____

Industry _____

Military _____

X Mining

Minority Groups _____

Political _____

Recreation _____

Religion _____

Science _____

Socio-humanitarian _____

Transportation _____

MAY 2 1978

Architect/Builder: Unknown

Building Type/Style: Victorian -

Building Materials: Wood

Restoration Potential: Commercial

Description of structure's physical appearance and significant architectural features

(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Two story frame with shed style roof and wood cornice. The upper level contains two window openings with an entry way almost in between (the north window opening has been altered). The lower level has an indented entrance (with two doors - originally leading to different sections of the structure). These doors are flanked by display windows.

The building has been recently remodeled and restored. The wood porch, although extending out further, was restored from the original. A wooden railing surrounds the porch on the upper story.

HISTORY

Statement of Historical Significance: A restored frame commercial building of the post-1898 fire period. This building served as the Hodgson's Jewelry, a prominent and exclusive shopping area. Mrs. Hodgson, the proprietor for many years, was a well-known Park City merchant.

RESEARCHER: Philip J. Natarian

DATE: March, 1978

P.C. 146 SITE NO. SU-10-49

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 405 Main

Plat PCS Block 10 Lot 21

Present Owner: Don L. + Bonnie J.

Name of Structure: State Bank

Owner Address: Millersburg

Original Owner: Park City

90 Michael E. Moss, 1725 N. Prospect Ave. #109

Date of Construction: ca. 1917

Milwaukee, Wisc. 53207

Present Use:

Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial X

Vacant _____

Agricultural _____

Park _____

Original Use: Commercial (Bank)

Future Planned Use: Commercial

Adjacent Land Uses: Commercial

Occupants:

Building Condition: Good

"Real Estate Sales"

Integrity: 1 _____ 2 X 3 _____

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit County, Louthouse, Coalville, Mt.

2) Interview with Fraser Buck & Dan McPolin, March 8, 1978.

3) Utah Gazetteer & Business Directory, 1918-1919.

PHOTO

RECORD

SLIDES 1

Date of slides Oct. 1977

Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 1

Date of Photos Oct. 1977

Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Resource _____

Significance: ~~Contributory~~
Contributory X
Not Contributory _____

Register Status:

Landmark _____
National _____
State _____
Century _____
Local _____
Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

Aboriginal Americans _____
Agriculture _____
Architecture _____
The Arts _____
Commerce X
Communication _____
Conservation _____
Education _____
Exploitation/Settlement _____
Industry _____
Military _____
Mining X
Minority Groups _____
Political _____
Recreation _____
Religion _____
Science _____
Socio-Humanitarian _____
Transportation _____

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Commercial

Building Materials: Brick

Restoration Potential: —

Description of structure's physical appearance and significant architectural features

(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Two story brick with flat roof and a wood decorative cornice, both on the upper and mid-facade levels. The upper level has four arched window openings with an outlined arch detailing following the width of the facade. Below is an indented entrance flanked by two display windows (each containing some 70 panes of glass -- altered from the original), which in turn are flanked by two entries to the upstairs.

Statement of Historical Significance: A later brick business block, illustrating the prosperity of the mid-1910s, with the introduction of a new bank in Park City.

The property in question went from Henry Gares, local merchant, in 1916, to John E. Lutter, to the State Bank of Park City in 1917.

HISTORY

First Security Bank later took over the structure.

Demolition Date:

IDENTIFICATION

Plat PC Block 10 Lot 4-5-
Name of Structure: The Oak
Original Owner: R. H. Spriggs + James Crook

Present Use: Single family residential _____
 Multi-family residential _____
 Agricultural _____

Public _____ Industrial _____
Commercial ☒ _____ Vacant _____
Park _____

Original Use: Commercial (Part of "The Beer Hall") Future Planned Use: Commercial
Adjacent Land Uses: Commercial Occupants: "The Newspaper & Print Shop"
Building Condition: Good
Integrity: 1 2 X 3

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Wt.

2) Interview with ~~Graser~~ Buck + Nan McPolin, March 8, 1978.

3) Utah Gazetteer + Business Directory, 1903-1904; 1918-1919, 1920-1921.

PHOTO
RECORD

SLIDES 1
Date of slides Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS
Date of Photos Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

Category: District X
Building
Site
Multi-Resource

Significance: ~~Contributory~~
Contributory X
Not Contributory

Register Status:

Landmark	_____
National	_____
State	_____
Century	_____
Local	_____
Potential	_____

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes ☒ No ☐ Limited ☐

Manned _____ File _____

Areas of Significance

- ☐ Aboriginal Americans
- ☐ Agriculture
- ☐ Architecture
- ☐ The Arts
- ☒ Commerce
- ☐ Communication
- ☐ Conservation
- ☐ Education
- ☐ Exploitation/Settlement
- ☐ Industry
- ☐ Military
- ☒ Mining
- ☐ Minority Groups
- ☐ Political
- ☐ Recreation
- ☐ Religion
- ☐ Science
- ☐ Socio-Humanitarian
- ☐ Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Commercial

Building Materials: Brick

Restoration Potential: —

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

A two story brick addition (ca. 15 feet wide) added to a two story frame building, which is now gone. The brick structure has two window openings on the upper level with an indented southern entrance flanked by display areas on the ground level.

Statement of Historical Significance: A contributory commercial structure, representing the addition to a prominent Park City saloon.

HISTORY

The frame structure was built in about 1899. In 1904 it went from Morse Maranda to James Crooks and C. H. Spriggs. Crooks was also the owner of a saloon in Eureka (Timber Mining District) known as the Oxford, and his ownership of a similar business in Park City illustrated the commitments some merchants exhibited toward various "mining towns."

"The Oak" added the addition in 1922. In ca. 1974 Park City experienced a fire that destroyed structures in ~~Block 7~~ lots 3-4, block 10, including the frame structure, or section, of "The Oak."

RESEARCHER: Philip St. Notarianni P.C. 149 SITE NO. SU-10-30A
DATE: March 1978 Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

CONDITION/USE

DOCUMENTATION

PHOTO RECORD

CLASSIFICATION

Street Address: 421 No. Main Plat PCS Block 10 Lot 6
Present Owner: Terra, Inc. Name of Structure: _____
Owner Address: 90 Alan D. Grandeen Original Owner: _____
366 So. St., S.L.C., Ut.

Date of Construction: 1967
Present Use: Single family residential _____ Public _____ Industrial _____
Multi-family residential _____ Commercial _____ Vacant _____
Agricultural _____ Park _____
Original Use: _____ Future Planned Use: _____
Adjacent Land Uses: _____ Occupants: _____
Building Condition: _____
Integrity: 1 _____ 2 _____ 3 _____

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

SLIDES _____ BLACK & WHITE PHOTOGRAPHS _____
Date of slides Oct. 1977 Date of Photos Oct. 1977
Views: Front X Side _____ Rear _____ Other _____
Views: Front X Side _____ Rear _____ Other _____

Category: District X Building _____ Site _____
Milk-Resource _____
Significance: ~~Contributory~~ _____
Contributory _____
Not Contributory X _____
Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential _____
Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____
Public Accessibility: Yes _____ No _____ Limited _____
Mapped _____ File _____

MAY 5 1978

Areas of Significance

- Aboriginal Americans
- Agriculture
- Architecture
- The Arts
- Commerce
- Communication
- Conservation
- Education
- Exploitation/Settlement
- Industry
- Military
- Mining
- Minority Groups
- Political
- Recreation
- Religion
- Science
- Socio-Humanitarian
- Transportation

ARCHITECTURE

Architect/Builder:

Building Type/Style:

Building Materials:

Restoration Potential:

Description of structure's physical appearance and significant architectural features

(include additions, alterations, ancillary structures, and landscaping if applicable)

HISTORY

Statement of Historical Significance:

RESEARCHER: Philip J. NataranniP.C. 153 SITE NO. SU-10-51DATE: March 1978

MAY 5 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: MainPlat Pcs Block 10 Lot 8-12Present Owner: Summit CountyName of Structure: War VeteransOwner Address: Coalville, Ut.Original Owner: Memorial Bldg.Summit CountyDate of Construction: 1939Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____Public X Industrial _____
Commercial _____ Vacant _____
Park _____Original Use: PublicFuture Planned Use: PublicAdjacent Land Uses: CommercialOccupants: Park CityBuilding Condition: Good (Excellent Detailing)Municipal Corp.Integrity: 1 _____ 2 X 3 _____

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.2) Interview with Bea Kummer, March 7, 1978.3) Interview with Thayer Bush & Van McPolin, March 8, 1978.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X _____
Building _____
Site _____
Multi-Resource _____Significance: Contributory X _____
Not Contributory _____Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential X _____Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of SignificanceAboriginal Americans _____
Agriculture _____
Architecture X _____
The Arts _____
Commerce _____
Communication _____
Conservation _____
Education _____
Exploitation/Settlement _____
Industry _____
Military _____
Mining X _____
Minority Groups _____
Political _____
Recreation X _____
Religion _____
Science _____
Socio-Humanitarian _____
Transportation _____
Public Works

Architect/Builder: W.P.A.

Building Type/Style: Art Deco -

Building Materials: Concrete

Restoration Potential: ^{Public} Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Two story concrete building representing the Art Deco style. The central portion of the front facade features Art Deco floral relief designs, which emphasize the vertical, and are typical of hard-edged low relief ornamentation found around door and window openings. Also characteristic of Art Deco and visible in this structure is a stepped or set-back facade.

Statement of Historical Significance: A W.P.A. building erected in honor of war veterans. The structure has served as a community center since its construction. In addition, its style represents that of a particular period, ^(Art Deco 1925-40) and of a particular phase in Park City's later development.

HISTORY

RESEARCHER: Philip J. VotawianicP.C.154 SITE NO. SU-10-52DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 449 No. MainPlat Pcs Block 10 Lot 13Present Owner: Helen E. PivaName of Structure: Utah IndependentOwner Address: % Robert DeanOriginal Owner: Telephone Co.Box 634, Park City, Ut.Date of Construction: 1903

Present Use:

Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial X

Vacant _____

Agricultural _____

Park _____

Original Use: Commercial (Telephone)Future Planned Use: CommercialAdjacent Land Uses: Office

Occupants:

Building Condition: Good"The Adams"Integrity: 1 X 2 3

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.2) Sanborn Maps, Park City, Ut., 1900 & 1907.3) The Park Record, June 10, 1905; August 12, 1905; September 30, 1905; January 13, 1906.

PHOTO RECORD

SLIDES 1BLACK & WHITE PHOTOGRAPHS 1Date of slides Oct. 1977Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category:

District X

Building _____

Site _____

Multi-Residence _____

Significance: SIGNIFICANT XContributory X

Not Contributory _____

Register Status:

Landmark _____

National _____

State _____

Century _____

Local _____

Potential X

Funding:

Yes _____ No _____

Tax Reform Act _____

Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

— Aboriginal Americans

— Agriculture

X Architecture

— The Arts

X CommerceX Communication

— Conservation

— Education

— Exploitation/Settlement

— Industry

— Military

X Mining

— Minority Groups

— Political

— Recreation

— Religion

— Science

— Socio-Humanitarian

— Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Elements of Mission Revival

Building Materials: Brick

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

One story brick structure combining elements of the Mission style, of West origin, and decorative Queen Anne brickwork. A central entrance flanked by two window openings, are all topped with segmental arches. The roof line is a curvilinear gable.

Of particular importance architecturally is that the ceiling is composed of a series of brick barrel vaults running the length of the interior.

Statement of Historical Significance: This structure is architecturally unique in Park City, and represents the office of the Utah Independent Telephone Co., a rival telephone exchange, which merged with Rocky Mountain Bell in 1911. Highly significant.

HISTORY

Property ownership went from M. S. Aschew Merc. Co. (owners of a large store where the Memorial Building now stands) to the Utah Independent Telephone Co. in 1905.

RESEARCHER: Philip F. Votawanne
DATE: March 1978

P.C. 155 SITE NO. SU-10-53
Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 453 No. Main Plat PCS Block 10 Lot 14
Present Owner: Joseph Buehler et al Name of Structure: _____
Owner Address: Box 812 Original Owner: "Silver King Restaurant"
Park City, Ut.

CONDITION/USE

Date of Construction: ca. 1898
Present Use: Single family residential _____ Public _____ Industrial _____
Multi-family residential _____ Commercial X Vacant _____
Agricultural _____ Park _____
Original Use: Commercial (Restaurant) Future Planned Use: Commercial
Adjacent Land Uses: Commercial Occupants: _____
Building Condition: Good "Shut Shop"
Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
2) Sandborn Maps, Park City, Ut., 1900 + 1907.
3) Interview with Fraser Buck & Nan McPolin, March 8, 1978.
4) Utah State Gazetteer & Business Directory, 1903-1904;
5) The Park Record, August 12, 1905

PHOTO RECORD

SLIDES 1 BLACK & WHITE PHOTOGRAPHS 1
Date of slides Oct. 1977 Date of Photos Oct. 1977
Views: Front X Side _____ Rear _____ Other _____
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Residence _____
Significance: ~~Contributory~~
Contributory X
Not Contributory _____
Register Status:
Landmark _____
National _____
State _____
Century _____
Local _____
Potential X
Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____
Public Accessibility: Yes X No _____ Limited _____
Mapped _____ File _____

Areas of Significance

_____ Aboriginal Americans
_____ Agriculture
_____ Architecture
_____ The Arts
X Commerce
_____ Communication
_____ Conservation
_____ Education
_____ Exploitation/Settlement
_____ Industry
_____ Military
X Mining
_____ Minority Groups
_____ Political
_____ Recreation
_____ Religion
_____ Science
_____ Socio-Humanitarian
_____ Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Victorian-

Building Materials: Wood

Restoration Potential: ^{Commercial}
Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Flat-roofed one-story ^{narrow} frame building with a wood cornice. The entry way is located on the north end, with the display area on the south. Remodeling has made use of cedar shingles on an overhang above the display windows, as well as wood "vertical" siding below.

In 1907 the building shared the same wood porch with the two buildings to the north.

Statement of Historical Significance: This commercial structure, erected in wood after the 1898 fire, has long functioned as a restaurant -- most notably the "Silver King Restaurant."

HISTORY

Property owners were listed as W.W. Armstrong (1906), and prior, J.W. Birnshaw and Frank McEwan. Residents later remember the structure as Jack Jensen's cafe; and a radio shop in the 1950s.

RESEARCHER: Philip J. MottramP.C. 156 SITE NO. SU-10-54DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 455 No. MainPlat PCS Block 10 Lot 14Present Owner: L. J. Hernon

Name of Structure: _____

Owner Address: Park City, Ut.

Original Owner: _____

CONDITION/USE

Date of Construction: ca. 1900

Present Use:

Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial X

Vacant _____

Agricultural _____

Park _____

Original Use: Commercial (Saloon)

Future Planned Use: _____

Adjacent Land Uses: CommercialOccupants: CommercialBuilding Condition: Good"The Club"Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.2) Sanborn Maps, Park City, Ut., 1900 & 1907.3) Interview with Fraser Bush & Dan McPolin, March 8, 1978.

PHOTO RECORD

SLIDES 1BLACK & WHITE PHOTOGRAPHS 1Date of slides Oct. 1977Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Resource _____Significance: Contributory X
Not Contributory _____

Register Status:

Landmark _____
National _____
State _____
Century _____
Local _____
Potential XFunding: Yes _____ No _____ Tax Reform Act _____
Type: _____Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of SignificanceAboriginal Americans _____
Agriculture _____
Architecture _____
The Arts _____
Commerce X
Communication _____
Conservation _____
Education _____
Exploitation/Settlement _____
Industry _____
Military _____
Mining X
Minority Groups _____
Political _____
Recreation _____
Religion _____
Science _____
Socio-Humanitarian _____
Transportation _____

Architect/Builder: Unknown

Building Type/Style: Victorian -

Building Materials: Wood

Restoration Potential: Commercial

Description of structure's physical appearance and significant architectural features

(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Two story narrow frame building with shed style roof and ornate wood cornice. The upper story window opening, containing two double hung windows, has a bracketed wood lintel. Below, the main entrance is located to the south with the display area to the north.

Statement of Historical Significance: Sources indicate that this structure has always functioned as a saloon. Known for many years as "The Club", it was built on the site of a tin shop.

The name of J. W. Bircumshaw, of Bircumshaw and McEwan, is associated with this structure.

HISTORY

RESEARCHER: Philip H. VothmannP.C. 157 SITE NO. SU-10-55DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 463, 465 No. Main Plat PCS Block 10 Lot 15-16
 Present Owner: Howard + Ellen L. Name of Structure: _____
 Owner Address: Anderson Original Owner: E.D. Sutton & Co.
Park City, Ut.

CONDITION/USE

Date of Construction: 1898
 Present Use: Single family residential _____ Public _____ Industrial _____
 Multi-family residential _____ Commercial X Vacant _____
 Agricultural _____ Park _____
 Original Use: Commercial (Meat + Future Planned Use: _____
Grocery) Occupants: Commercial
 Adjacent Land Uses: Commercial "Anderson Apts" _____
 Building Condition: Good Lower level - Family
 Integrity: 1 _____ 2 X 3 _____ Services Center

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
 1) Summit County Recorder + Assessor Records, Summit
County Courthouse, Coalville, Ut.
 2) Samborn Maps, Park City, Ut., 1900 + 1907.
 3) "Park City, Utah, The Past, Present, Future." Souvenir
Edition, 1902. Compliments of The Park Record.
 4) The Park Record, July 2, 1898; August 27, 1898.
 5) The Salt Lake Tribune, January 1, 1899.

PHOTO RECORD

SLIDES 1 BLACK & WHITE PHOTOGRAPHS 1
 Date of slides Oct. 1977 Date of Photos Oct. 1977
 Views: Front X Side _____ Rear _____ Other _____
 Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
 Building _____
 Site _____
 Multi-Residence _____
 Significance: ~~Contributory~~
 Contributory X
 Not Contributory _____
 Register Status:
 Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential X
 Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____
 Public Accessibility: Yes X No _____ Limited _____
 Mapped _____ File _____

MAY 5 1978

Areas of Significance
 _____ Aboriginal Americans
 _____ Agriculture
X Architecture
 _____ The Arts
X Commerce
 _____ Communication
 _____ Conservation
 _____ Education
 _____ Exploitation/Settlement
 _____ Industry
 _____ Military
X Mining
 _____ Minority Groups
 _____ Political
 _____ Recreation
 _____ Religion
 _____ Science
 _____ Socio-humanitarian
 _____ Transportation

Architect/Builder: Unknown

Building Type/Style: Victorian - Commercial

Building Materials: Wood

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features

(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

A two story ^{false front} frame commercial structure. The false front and cornice follow the line of the emerging roof peak on the original section (north portion) of the building. An addition, constructed between 1900 and 1907, has the same cornice line of the original. Scallop shingles adorn the front gabled section. Window openings on the upper facade vary in height -- higher on the original portion. The lower level of the original section has a central entry, flanked by display windows while the addition has one central window between two entries.

HISTORY

Statement of Historical Significance: The commercial structure was run by E.D. Sutton & Co., long-time Parkville merchants. In addition, the original portion of Sutton's (30 x 83 feet) was the largest structure built directly after the 1898 fire (July, 1898). The upper story of the building originally served the Masons as well as other societies.

E.D. and W.D. Sutton, who were earlier employed at the Ontario Mine, established their meat and grocery business in 1890. In 1898 the business incorporated with E.D. Sutton, pres.; W.D. Sutton, treasurer-manager; and with Mrs. W.D. Sutton, Mrs. E.D. Sutton, and D.D. Sutton, Board of Directors.

A newspaper account put the cost of the original section at \$3,000.

RESEARCHER: Philip H. Notarianni
DATE: March 1978

SITE NO. SU-10-56

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 509 main
Present Owner: Summit County
Owner Address: Coalville, Ut.

Plat PC5 Block 9 Lot 5-3
Name of Structure: _____
Original Owner: "Old County Sheriff's Office"

CONDITION/USE

Date of Construction: ca. 1905

Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____

Public _____
Commercial X
Park _____
Industrial _____
Vacant _____

Original Use: Commercial
Adjacent Land Uses: Commercial
Building Condition Fair
Integrity: 1 _____ 2 X 3 _____

Future Planned Use: Commercial
Occupants: _____

Park City Chamber of Commerce

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
1) Summit County Recorder & Assessor's Records, Summit County Courthouse, Coalville, Ut.
2) Sanborn Maps, Park City, Ut., 1900 & 1907.

PHOTO RECORD

SLIDES 1
Date of slides Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 1
Date of Photos Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Residential _____
Significance: ~~Contributory~~
Contributory X
Not Contributory _____

Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes X No _____ Limited _____
Mapped _____ File _____

Areas of Significance

Aboriginal Americans _____
Agriculture _____
Architecture _____
The Arts _____
X Commerce _____
Communication _____
Conservation _____
Education _____
Exploitation/Settlement _____
Industry _____
Military _____
X Mining _____
Minority Groups _____
Political _____
Recreation _____
Religion _____
Science _____
Socio-Humanitarian _____
Transportation _____

MAY 5 1978

Architect/Builder: *Unknown*

Building Materials: *Wood*

Building Type/Style: *Victorian Commercial*

Restoration Potential: *Good*

Description of structure's physical appearance and significant architectural features
(include additions, alterations, auxiliary structures, and landscaping if applicable)

One story frame with wood cornice; and an entry to the north flanked by a display window.

ARCHITECTURE

Statement of Historical Significance: *The structure, built in about 1905, served for many years as the Summit County Sheriffs Office.*

HISTORY

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

CONDITION/USE

Street Address: 511 Main Plat PCS Block 9 Lot 3-4
Present Owner: Wendell Paulsen Name of Structure: -
Owner Address: 210 E. 6th St. George, Utah Original Owner: -

Date of Construction: ca. 1900
Present Use: Single family residential _____ Public _____ Industrial _____
Multi-family residential _____ Commercial X Vacant _____
Agricultural _____ Park _____

Original Use: Commercial Future Planned Use: Commercial
Adjacent Land Uses: Commercial Occupants: "Park City Hotel"
Building Condition: Good
Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
1) Summit County Records & Assessor Records, Summit County Courthouse, Coalville, Ut.
2) Sandwich Maps, Park City, Ut., 1900 + 1907.
3) Interview with Thayer Buck + Nan McPolin, March 8, 1978.

PHOTO

RECORD

SLIDES 1 BLACK & WHITE PHOTOGRAPHS 1
Date of slides Oct. 1977 Date of Photos Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Residence _____
Significance: Contributory X
Not Contributory _____

Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes X No _____ Limited _____
Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- X Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- X Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

Architect/Builder: *Unknown*

Building Type/Style: *Victorian - Commercial*

Building Materials: *Wood*

Restoration Potential: *Remodel*

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

One story frame, shed-style roof, with a wood bracketed cornice. The central indented entrance is flanked by display windows.

ARCHITECTURE

Statement of Historical Significance: *A contributing period commercial structure.*

Local residents recall the association of a Dr. Sheehan with the building.

HISTORY

RESEARCHER: Philip J. Notariani

P.C. 12-4C

SITE NO. SU-10-58

DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 515 Main St.

Plat PCS Block 9 Lot 4-5

Present Owner: Edwin & Rosilyn Rose Name of Structure: old "Star"

Owner Address: Box A
Park City, Ut.

Original Owner: Meat & Grocery

Date of Construction: 1898

Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____

Public _____
Commercial X
Park _____

Industrial _____
Vacant _____

Original Use: Commercial

Future Planned Use: _____

Adjacent Land Uses: Commercial

Occupants: Commercial

Building Condition: Good

Antique Shop

Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
- 2) Sarban Maps, Park City, Ut., 1900 & 1907.
- 3) The Salt Lake Tribune, January 1, 1899.

PHOTO RECORD

SLIDES 1

Date of slides Oct. 1977

Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 1

Date of Photos Oct. 1977

Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Residence _____

Significance: Contributory X
Not Contributory _____

Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- X Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- X Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

Architect/Builder: Unknown

Building Type/Style: Victorian—
Commercial

Building Materials: Wood

Restoration Potential: Restored

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

One story frame, 32 x 73 feet, false front with a bracketed cornice. Facade has been re-modelled (ca. early 1970s). The entrance is located on the south end, next to a large display window. The north section of the building also contains a large picture glass window with four transoms located above.

ARCHITECTURE

Statement of Historical Significance: Erected shortly after the 1898 fire ^{at a cost of \$1000.} this structure served as Smith's butcher shop, representing another commercial structure in Park City's main business district.

Later, George Smith entered business with Alonzo D. Brim; thus, "Smith and Brim" meats were located in the building.

George Hoover and Waldo Thompson were merchants later identified with the structure.

HISTORY

RESEARCHER: Philip F. Natarianin

P.C. 125

SITE NO. SU-10-59

DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 523 No. Main Plat PCS Block 9 Lot 6+7
Present Owner: Kendall V. Webb, est. Name of Structure: _____
Owner Address: 90 Nicholas J. Nass Original Owner: _____
Park City, Ut.

CONDITION/USE

Date of Construction: 1898
Present Use: Single family residential _____ Public _____ Industrial _____
Multi-family residential _____ Commercial X Vacant _____
Agricultural _____ Park _____
Original Use: Commercial Future Planned Use: Commercial
Adjacent Land Uses: Commercial Occupants: _____
Building Condition: Good "Main Street Photographs"
Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
1) Summit County Recorder & Assessor Recorder, Summit County, Louthouse, Coalville, Ut.
2) Sanborn Maps, Park City, Ut., 1900 & 1907.

PHOTO RECORD

SLIDES 1
Date of slides Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 1
Date of Photos Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Resource _____
Significance: Contributory X
Not Contributory _____

Register Status:
Landmark _____
National _____
State _____
Century _____
Local _____
Potential X
Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes X No _____ Limited _____
Mapped _____ File _____

Areas of Significance
Aboriginal Americans _____
Agriculture _____
Architecture _____
The Arts _____
Commerce X
Communication _____
Conservation _____
Education _____
Exploitation/Settlement _____
Industry _____
Military _____
X Mining _____
Minority Groups _____
Political _____
Recreation _____
Religion _____
Science _____
Socio-Humanitarian _____
Transportation _____

MAY 2 1978

Architect/Builder: Unknown

Building Type/Style: Victorian—Commercial

Building Materials: Wood

Restoration Potential: Restored

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

Two story frame commercial building with a wood bracketed ^{and shed style roof} cornice. The upper facade contains a centrally located window opening with two double hung windows, topped with a decorative lintel. The main level has an indented entrance flanked by two display areas, topped with transoms. The structure has been remodeled recently (1970s).

ARCHITECTURE

Statement of Historical Significance: A frame structure built after the 1898 fire, and again, illustrating the confidence of merchants in the Park City district.

Some residents associated one Fred Salmon with the building.

HISTORY

RESEARCHER: Philip H. WarringtonSITE NO. SU-10-60DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: ca. 525 North Main Plat PCS Block 9 Lot 6+7
 Present Owner: Same as preceding Name of Structure: -
 Owner Address: (SU-10-59) Original Owner: -

CONDITION/USE

Date of Construction: Addition - ca. 1971

Present Use: Single family residential _____ Public _____ Industrial _____
 Multi-family residential _____ Commercial X Vacant _____
 Agricultural _____ Park _____

Original Use: _____

Future Planned Use: _____

Adjacent Land Uses: _____

Occupants: "The Main StreetBuilding Condition: Facade restoration - good. Deli"Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

PHOTO RECORD

SLIDES 1
 Date of slides Oct. 1977 (Before After Restoration)
 Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 1
 Date of Photos Oct. 1977 (Before)
 Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
 Building _____
 Site _____
 Multi-Residence _____

Significance: ~~Contributory~~
 Not Contributory _____

Register Status: Not of the Historic Period
 Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential _____

Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

Aboriginal Americans _____
 Agriculture _____
 Architecture X
 The Arts _____
 Commerce _____
 Communication _____
 Conservation _____
 Education _____
 Exploitation/Settlement _____
 Industry _____
 Military _____
 Mining _____
 Minority Groups _____
 Political _____
 Recreation _____
 Religion _____
 Science _____
 Socio-Humanitarian _____
 Transportation _____

MAY 5 1978

Architect/Builder: Allen Roberts, designer Building Type/Style: Victorian-Commercial.
Building Materials: Wood Restoration Potential:

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

Facade remodeling in November-December 1977 renders the buildingcapable to Victorian commercial style of mining towns. False front with bracketed cornice with a southern door opening, flanked by four four-paned windows with colored glass transoms.

The building itself is a concrete block addition, added in 1971.

Statement of Historical Significance: The building's facade, done in 1977, fits into and enhances the late nineteenth & early twentieth century character of Park City.

ARCHITECTURE

HISTORY

RESEARCHER: Philip J. Notaranni
DATE: March 1978

P.C. 126 SITE NO. SU-10-61

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: ca. 527 No. Main Plat PCS Block 9 Lot 8
Present Owner: George + Mary Gaspari Name of Structure: _____
Owner Address: 1060 Park Ave. Original Owner: Same
Park City, Ut.

CONDITION/USE

Date of Construction: ca. 1972
Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____

Public _____ Industrial _____
Commercial X Vacant _____
Park _____

Original Use: _____

Future Planned Use: _____

Adjacent Land Uses: _____

Occupants: Park City
Lampatable
Facade Garage Garage Souvenir

Building Condition: 1 2 3
Integrity: 1 2 3

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
1) Summit County Recorder & Assessor Records.

PHOTO RECORD

SLIDES 1
Date of slides Oct 1977
Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 1
Date of Photos Oct 1977
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Residence _____

Significance: Contributory
Not Contributory

Register Status: Not of the historic period
Landmark _____
National _____
State _____
Century _____
Local _____
Potential _____

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes X No _____ Limited _____
Mapped _____ File _____

Areas of Significance

Aboriginal Americans _____
Agriculture _____
X Architecture _____
The Arts _____
Commerce _____
Communication _____
Conservation _____
Education _____
Exploitation/Settlement _____
Industry _____
Military _____
Mining _____
Minority Groups _____
Political _____
Recreation _____
Religion _____
Science _____
Socio-Humanitarian _____
Transportation _____

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style:

Building Materials: Wood

Restoration Potential: ~~Low~~

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

One story frame and cement block building with a flat roof having a pediment on the front. A wood railing extends around the front overhang (on top) at the attic level. A central entry is flanked by two window openings with numerous window panes. The building also has a porch-type makeover below the overhang.

Statement of Historical Significance:

While the building was built in 1972, its styling, scale, etc. are comparable within the district.

HISTORY

RESEARCHER: Philip J. NotarianiniP.C. 127 SITE NO. SU-10-62DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 539 Main St.Plat PCS Block 9 Lot 10-11Present Owner: Greater Park City Co.

Name of Structure: _____

Owner Address: Box 39
Park City, Ut.Original Owner: "Old" Palace
Meat & GroceryDate of Construction: 1966 (Cinder Block - gable)

Present Use:

Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial X

Vacant _____

Agricultural _____

Park _____

Original Use: _____

Future Planned Use: _____

Adjacent Land Uses: _____

Occupants: "Summit ClassicBuilding Condition: Remodeling
Facade Restoration Fair Pictures"Integrity: 1 _____ 2 X 3 _____

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit County Courthouse, Louisville, Ut.

PHOTO

RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category:

District X

Building _____

Site _____

Multi-Resource _____

Significance:

Contributory X

Not Contributory _____

Register Status:

Landmark _____

National _____

State _____

Century _____

Local _____

Potential _____

Funding:

Yes _____ No _____

Tax Reform Act _____

Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

— Aboriginal Americans

— Agriculture

X — Architecture

— The Arts

— Commerce

— Communication

— Conservation

— Education

— Exploitation/Settlement

— Industry

— Military

— Mining

— Minority Groups

— Political

— Recreation

— Religion

— Science

— Socio-Humanitarian

— Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Commercial

Building Materials: Wood

Restoration Potential: Remodeled

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

Wood facade with central entry, arched flanked by two window openings containing forty-eight panes of glass (somewhat out of character of the period). A sloping ^{wood} canopy extends from the facade out over the sidewalk.

ARCHITECTURE

Statement of Historical Significance:

The old "Palace Meat & Grocery" partially collapsed in ca. 1966 (69) and its walls were rebuilt with concrete block. In 1977 Sunn Classic Pictures "leased" the structure and remodeled the facade, which fits into the character of the town.

HISTORY

RESEARCHER: Philip J. NotarianiP.C. 130 SITE NO. SU-10-63DATE: March, 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 541 No. Main St. Plat PC Block 9 Lot 12
 Present Owner: Jess W + Velma M. White Name of Structure: _____
 Owner Address: Box 702 Original Owner: _____
Park City, Ut. 84060

CONDITION/USE

Date of Construction: ca. 1908

Present Use: Single family residential _____
 Multi-family residential _____
 Agricultural _____

Public _____ Industrial _____
 Commercial X Vacant _____
 Park _____

Original Use: Commercial
 Adjacent Land Uses: Commercial
 Building Condition: Good
 Integrity: 1 _____ 2 _____ 3 X

Future Planned Use: Commercial
 Occupants: "Silver Snowflake"
Gifts

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Recorder + Assessor Records, Summit County Courthouse, Louisville, Ut.
- 2) Sanborn Map, Park City, Ut., 1907.
- 3) Interview with Hazel Buck + Dan McPalm, March 8, 1978.
- 4) Utah State Gazetteer and Business Directory, 1920-1921, p. 160.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
 Building _____
 Site _____
 Multi-Resource _____

Significance: ~~Contributory~~
 Contributory X
 Not Contributory _____

Register Status:
 Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- X Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- X Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

MAY 5 1978

Architect/Builder: *Unknown*

Building Type/Style: *Victorian -*

Building Materials: *Wood*

Restoration Potential: *Commercial*
Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

Two story frame, shed style roof with wood bracketed cornice. Remodeled in about the early 1970s, the structure now has aluminum siding with two aluminum ^{frame} windows, and wood shutters, on the upper facade. Below the main entrance is situated between two display windows, having stone extending from the sills to the sidewalk level.

ARCHITECTURE

Statement of Historical Significance: *A contributory period commercial structure.*

The building housed, in the 1920s, the residence and barbershop of William McNaughton.

HISTORY

RESEARCHER: Philip A. Notarianne

P.C. 131

SITE NO. SU-10-64DATE: March, 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 551 No. MainPlat PCS Block 9 Lot 13-14-34Present Owner: Arthur V. DuranteName of Structure: "I.O.O.F. Hall"Owner Address: Park City, Ut.Original Owner: Thomas Lupit

CONDITION/USE

Date of Construction: 1898

Present Use:

Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial X

Vacant _____

Agricultural _____

Park _____

Original Use: Commercial + Fraternal Future Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants:

Building Condition: Good"Preservation of furniture and hardware"Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder + Assessor Records, Summit County Courthouse, Coalville, Ut.2) Danborn Maps, Park City, Ut., 1900 + 1907.3) The Park Record, October 15, 1898.4) The Salt Lake Tribune, January 1, 1899.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category:

District X

Building _____

Site _____

Multi-Residence _____

Significance:

~~Contributory~~Contributory X

Not Contributory _____

Register Status:

Landmark _____

National _____

State _____

Century _____

Local _____

Potential X

Funding:

Yes _____ No _____

Tax Reform Act _____

Type:

Public Accessibility: Yes X No _____ Limited _____

Mapped _____

File _____

Areas of Significance

Aboriginal Americans _____

Agriculture _____

Architecture _____

The Arts _____

X Commerce

Communication _____

Conservation _____

Education _____

Exploitation/Settlement _____

Industry _____

Military _____

X Mining

Minority Groups _____

Political _____

X Recreation

Religion _____

Science _____

Socio-Humanitarian _____

Transportation _____

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Victorian-Commercial

Building Materials: Wood

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, auxiliary structures, and landscaping if applicable)

ARCHITECTURE

Two story frame commercial building with a shed style roof and bracketed wood cornice. A ten foot wide (about half the height) structure (erected at about the same time) sits to the north and forms a part of the building. The main section has a southern entry to service the upper story and another entry way for the main level, with display window to the north. Eight transoms top the entries and windows of the first floor. The second level has two window openings.

Statement of Historical Significance: Built approximately four months after the 1898 fire, this structure served as a confectionary, with the second story functioning as the Odd Fellows Hall.

HISTORY

The building, known by local residents as the "hundred foot hall" (because of I.O.O.F. Hall & the structure's length), was erected in October 1898 by Thomas Lupit. The one story section to the north served as the office, and the building was a confectionary and social hall. In 1907, the first floor was vacant, while the upper story continued as a social gathering place. Eventually the entire structure served in this capacity.

RESEARCHER: Philip A. NotarianiP.C.132 SITE NO. SU-10-65DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 557-559 No. Main Plat PCS Block 9 Lot 15
 Present Owner: Arthur V. + Irene Devante Name of Structure: _____
 Owner Address: Park City, Ut. Original Owner: _____

CONDITION/USE

Date of Construction: ca. 1898

Present Use: Single family residential _____
 Multi-family residential _____
 Agricultural _____

Public _____

Industrial _____

Commercial _____

Vacant X

Park _____

Original Use: CommercialFuture Planned Use: UncertainAdjacent Land Uses: CommercialOccupants: VacantBuilding Condition: PoorIntegrity: 1 _____ 2 _____ 3 X

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Records + Assessor Records, Summit County Courthouse, Coalville, Ut.
- 2) Sanborn Maps, Park City, Ut., 1900 + 1907.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
 Building _____
 Site _____
 Multi-Resource _____

Significance: Contributory X But a potential Public Hazard due to its physical state
 Not Contributory _____

Register Status:
 Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- _____ Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- X Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- X Transportation

Architect/Builder: Unknown

Building Type/Style: Victorian — Commercial

Building Materials: Wood

Restoration Potential: Poor

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

One story, frame building with a flat roof and decorative wood cornice. The structure is divided into two sections, with each having an entry flanked by a display window topped by six transoms.

Currently, the structure is in poor physical condition and a potential public hazard.

ARCHITECTURE

Statement of Historical Significance: Contributory as a commercial structure; also, having served as a station for the Salt Lake City stage line.

In 1900 the building functioned as a barber shop in the north section, and a saloon in the south half. By 1907, the building was lengthened, and the north part housed a hand laundry, while the south end housed a dwelling.

HISTORY

Don Hunt

Dairy, L. Page 231 of 299

RESEARCHER: Philip H. Notarian

P.C. 133

SITE NO. SU-10-66DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 573 No. MainPlat PCS Block 9 Lot 16-22Present Owner: Richard W. Ringwood

Name of Structure: _____

Owner Address: 4 Lloyd Stevens
Park City, Ut.Original Owner: The New Park Hotel

CONDITION/USE

Date of Construction: 1913

Present Use:

Single family residential _____

Public _____

Industrial _____

Multi-family residential _____

Commercial X

Vacant _____

Agricultural _____

Park _____

Original Use: Commercial (Hotel)Future Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants: _____

Building Condition: Good"The Klainjumper"
Hotel + RestaurantIntegrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder + Assessor Records, Summit
County Courthouse, Coalville, Ut.2) George A. Thompson + Grace Burr. Treasure Mountain
Home. A Centennial History of Park City, Utah. Salt
Lake City, 1968.PHOTO
RECORDSLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category:

District X

Building _____

Site _____

Multi-Resource _____

Significance:

~~Contributory~~Contributory X

Not Contributory _____

Register Status:

Landmark _____

National _____

State _____

Century _____

Local _____

Potential X

Funding:

Yes _____ No _____

Tax Reform Act _____

Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- X _____ Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- X _____ Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

MAY 5 1978

Architect/Builder: J. H. Marshall, contractor Building Type/Style: Hotel

Building Materials: Brick

Restoration Potential: —

Description of structure's physical appearance and significant architectural features
(include additions, alterations, auxiliary structures, and landscaping if applicable)

ARCHITECTURE

Three story brick edifice with a flat roof. The front section protrudes out from between two other sections. Various detailing includes bracketed cornice, segmental arches, doric columns, arched entry, and open air vents that align with the window bays and which are outlined by a brick border.

Statement of Historical Significance: The New Park Hotel replaced the old Park City Hotel which burned in July, 1912. Sources indicate this building ~~was~~ built by the "people" of Park City. The Henry Sprigg's Commercial Club raised money for the structure.

HISTORY

J. H. Marshall was the contractor, with Henry Brain leading the crew of plasterers. The building was completed in November, 1913 and managed by Mrs. Marie O'Keefe. Total cost is put at \$22,455.

1936 - New Park
1947 - Park City Hotel Co.

Demolition Date:

IDENTIFICATION

Original Owner: —

10

Integrity: 1 2 3 ~~X~~

ESN/110117QH03
CONDITION/USE

DOCUMENTATION

3) Sanborn Maps, Park City, Ut., 1900 & 1907.

PHOTO
RECORD

Views: Front ☒ Side ☐ Rear ☐ Other ☐

CLASSIFICATION:

Mapped _____ File _____

- Aboriginal Americans
- Agriculture
- Architecture
- The Arts
- Commerce
- Communication
- Conservation
- Education
- Exploitation/Settlement
- Industry
- Military
- X Mining
- Minority Groups
- Political
- Recreation
- Religion
- Science
- Socio-humanitarian
- Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Victorian --

Building Materials: Wood

Restoration Potential: Residential
Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, auxiliary structures, and landscaping if applicable)

One story frame with flat roof and wood cornice. The side facing main has two window openings, with shutters. The structure is painted pink, and with the shutters, its appearance falls out of character.

ARCHITECTURE

Statement of Historical Significance: A dwelling contributory in the context of the district, as it served as the residence for main street merchants.

Interviews indicate that in about 1929 Mr. & Mrs. Hofstein resided in the dwelling, and were owners of a butcher shop on the east side of main.

HISTORY

RESEARCHER: Philip J. VitaranniDATE: March 1978SITE NO. SU-10-68

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 591 Main
Present Owner: Dick Doty
Owner Address: Park City, Ut.

Plat PCS Block 9 Lot 22
Name of Structure: -
Original Owner: -

CONDITION/USE

Date of Construction: ca. 1899; Relinquit in 1972 (see next page)

Present Use: Single family residential _____ Public _____ Industrial _____
Multi-family residential _____ Commercial X Vacant _____
Agricultural _____ Park _____

Original Use: Commercial (Saloon?) Future Planned Use: Commercial
Adjacent Land Uses: Commercial Occupants: "The Family Jewels"
Building Condition: Good
Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
2) Sanborn Maps, Park City, Ut., 1900 & 1907.
3) Interview with Fraser Buck & Nan McPolin March 8, 1978.
4) Utah State Historical Society Picture Library.

PHOTO RECORD

SLIDES 1 BLACK & WHITE PHOTOGRAPHS 1
Date of slides Oct. 1977 Date of Photos Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Resource _____

Significance: ~~Contributory~~
Not Contributory

Register Status: Not of the historic period

Landmark _____
National _____
State _____
Century _____
Local _____
Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

Aboriginal Americans _____
Agriculture _____
Architecture _____
The Arts _____
Commerce X
Communication _____
Conservation _____
Education _____
Exploitation/Settlement _____
Industry _____
Military _____
Mining X
Minority Groups _____
Political _____
Recreation _____
Religion _____
Science _____
Socio-Humanitarian _____
Transportation _____

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: ^{Victorian} Commercial

Building Materials: Wood

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

One story frame with ¹⁹⁷² ~~batten~~ siding and a flat roof. Remodeling (~~1972~~) has ~~altered~~ altered the structure, but it remains compatible.

The upper facade has three window bays, while the lower contains an entry flanked by two window openings centered on the north end, and an entry to the south that services the upper story. Single door columns flank the north entry, and were probably added later ^{in 1972} ~~(1972)~~.

ARCHITECTURE

Statement of Historical Significance: This commercial structure served as an early post-1898 fire saloon. Its later owners were members of various Park City ethnic groups.

In the 1920s the "Gold Label Club Rooms," owned by W.J. Kappus, occupied the structure. Sam De Angelo, an Italian businessman, ran the business with Kappus, a Greek.

While the building was re-built in 1972, it nevertheless appears compatible with the historic district.

HISTORY

Researcher:
Date:

Site No. 50-10-68

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

1
IDENTIFICATION

Street Address: 591 main

Plat BL. 9 Lot 23-24

Name of Structure: Family Jewels

T. R. S.

Present Owner: Richard E & Mary Doughty Doherty

UTM:

Owner Address: P.O. Box 1476, Park City, Ut. 84060

Tax #: PL136A

2

AGE/CONDITION/USE

Original Owner:

Construction Date: 1972

Demolition Date:

Original Use: Commercial

Present Use:

Occupants:

☐ Single-Family

☐ Park

☐ Vacant

☐ Multi-Family

☐ Industrial

☐ Religious

☐ Public

☐ Agricultural

☐ Other

☒ Commercial

Building Condition:

Integrity:

☐ Excellent

☐ Site

☐ Unaltered

☒ Good

☐ Ruins

☐ Minor Alterations

☐ Deteriorated

☒ Major Alterations

3

STATUS

Preliminary Evaluation:

Final Register Status:

☐ Significant

☒ Contributory But not eligible for funding

☐ Not Contributory

☐ Intrusion

☐ National Landmark

☐ District

☐ National Register

☐ Multi-Resource

☐ State Register

☐ Thematic

4

DOCUMENTATION

Photography:

Date of Slides: 10/77

Date of Photographs: 10/77

Views: Front ☒ Side ☐ Rear ☐ Other ☐

Views: Front ☒ Side ☐ Rear ☐ Other ☐

Research Sources:

☐ Abstract of Title

☒ City Directories

☐ LDS Church Archives

☒ Plat Records

☐ Biographical Encyclopedias

☐ LDS Genealogical Society

☒ Plat Map

☐ Obituary Index

☒ U of U Library

☒ Tax Card & Photo

☒ County & City Histories

☐ BYU Library

☐ Building Permit

☒ Personal Interviews

☐ USU Library

☐ Sewer Permit

☒ Newspapers

☐ SLC Library

☒ Sanborn Maps

☒ Utah State Historical Society Library

☐ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

See preceding form

Architect/Builder:

Building Materials:

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

See preceding form

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| ☐ Aboriginal Americans | ☐ Communication | ☐ Military | ☐ Religion |
| ☐ Agriculture | ☐ Conservation | ☐ Mining | ☐ Science |
| ☐ Architecture | ☐ Education | ☐ Minority Groups | ☐ Socio-Humanitarian |
| ☐ The Arts | ☐ Exploration/Settlement | ☐ Political | ☐ Transportation |
| ☐ Commerce | ☐ Industry | ☐ Recreation | |

See preceding form

RESEARCHER: Philip J. Votaw
DATE: March 1978

P.C.319 SITE NO. SU-10-69
Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 628 No. Main Plat PCS Block 25 Lot 5-8
Present Owner: Matt + Helen Alvarez Name of Structure: _____
Owner Address: et al, Original Owner: _____
Para City, Ut.

CONDITION/USE

Date of Construction: 1962
Present Use: Single family residential _____ Public _____ Industrial _____
Multi-family residential _____ Commercial X Vacant _____
Agricultural _____ Park _____
Original Use: _____ Future Planned Use: _____
Adjacent Land Uses: _____ Occupants: _____
Building Condition: _____
Integrity: 1 _____ 2 _____ 3 _____
"The Gypsy's Arm"
Restaurant

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

PHOTO RECORD

SLIDES 1 BLACK & WHITE PHOTOGRAPHS _____
Date of slides Oct. 1977 Date of Photos _____
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Residence _____
Significance: ~~Contributory~~
Contributory _____
Not Contributory X
Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential _____
Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____
Public Accessibility: Yes _____ No _____ Limited _____
Mapped _____ File _____
Areas of Significance
Aboriginal Americans _____
Agriculture _____
Architecture _____
The Arts _____
Commerce _____
Communication _____
Conservation _____
Education _____
Exploitation/Settlement _____
Industry _____
Military _____
Mining _____
Minority Groups _____
Political _____
Recreation _____
Religion _____
Science _____
Socio-Humanitarian _____
Transportation _____

Architect/Builder:

Building Type/Style:

Building Materials:

Restoration Potential:

Description of structure's physical appearance and significant architectural feature
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Statement of Historical Significance:

HISTORY

RESEARCHER: Philip J. Notarianni
 DATE: March 1978

P.C.317 SITE NO. SU-10-70

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 614 No. Main
 Present Owner: Harry J. Reed
 Owner Address: Park City, Ut.

Plat PCS Block 25 Lot 3-4
 Name of Structure: _____
 Original Owner: _____
Reportedly Walter Dane

CONDITION/USE

Date of Construction: ca. 1927 (info by owner)

Present Use: Single family residential _____ Public _____ Industrial _____
 Multi-family residential _____ Commercial X Vacant _____
 Agricultural _____ Park _____

Original Use: Dwellings Future Planned Use: _____
 Adjacent Land Uses: Commercial Occupants: _____
 Building Condition: Good "Skyline Realty"
 Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
 1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
 2) Interview with Grace Buck & Nan McPolin, March 8, 1978.

PHOTO RECORD

SLIDES 1 BLACK & WHITE PHOTOGRAPHS _____
 Date of slides Oct. 1977 Date of Photos _____
 Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X Areas of Significance
 Building _____
 Site _____
 Multi-Residence _____
 Significance: Contributory X MAY 5 1978
 Not Contributory _____
 Register Status: Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential X
 Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____
 Public Accessibility: Yes X No _____ Limited _____
 Mapped _____ File _____

Areas of Significance
 _____ Aboriginal Americans
 _____ Agriculture
 _____ Architecture
 _____ The Arts
 _____ Commerce
 _____ Communication
 _____ Conservation
 _____ Education
 _____ Exploitation/Settlement
 _____ Industry
 _____ Military
X Mining
 _____ Minority Groups
 _____ Political
 _____ Recreation
 _____ Religion
 _____ Science
 _____ Socio-Humanitarian
 _____ Transportation

Architect/Builder: *Unknown*

Building Type/Style: *Residential*

Building Materials: *Wood*

Restoration Potential: *—*

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

Frame dwelling with hip roof. Some alteration has taken place in the building's conversion to a commercial property. The interior has been significantly altered.

ARCHITECTURE

Statement of Historical Significance: *The dwelling, in the context of the district, is contributory as a merchant's residence. Walter Dene, reportedly the first Safeway manager in Park City, built the structure.*

Mrs. Emily Wilde, local resident, lived in the structure until several years ago.

HISTORY

RESEARCHER: Philip G. Notariani

DATE: March 1978

P.C. 472 SITE NO. SU-10-70A

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: Heber Ave.

Plat PCS Block 56 Lot 1-2

Present Owner: Harry G. + Sydney D.

Name of Structure: _____

Owner Address: Reed
Park City, Ut.

Original Owner: _____

Date of Construction: 1899

Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____

Public _____
Commercial X
Park _____
Industrial _____
Vacant _____

Original Use: Dwelling

Future Planned Use: _____
Occupants: Commercial

Adjacent Land Uses: Commercial

Building Condition: Good (Altered somewhat) Ski Shop

Integrity: 1 _____ 2 _____ 3 X

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
1) Summit County Recorder + Assessor Records,
Summit County Courthouse, Coalville, Ut.
2) Sandborn Maps, Park City, Ut., 1900 + 1907.

PHOTO RECORD

SLIDES _____
Date of slides _____
Views: Front _____ Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 2
Date of Photos Aug 1977
Views: Front X Side X Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Resource _____

Significance: ~~Contributory~~
Contributory X
Not Contributory _____

Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

- Areas of Significance
- _____ Aboriginal Americans
 - _____ Agriculture
 - _____ Architecture
 - _____ The Arts
 - _____ Commerce
 - _____ Communication
 - _____ Conservation
 - _____ Education
 - _____ Exploitation/Settlement
 - _____ Industry
 - _____ Military
 - X Mining
 - _____ Minority Groups
 - _____ Political
 - _____ Recreation
 - _____ Religion
 - _____ Science
 - _____ Socio-Humanitarian
 - _____ Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Residential

Building Materials: Wood

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features:
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Two story frame with a gable roof and a back portion treated with a hip roof. The front has a bay window (altered), with a dormer on the west portion of the home. The ornate front porch has been removed and substituted with iron. A porch that existed on the east has been completely removed.

Statement of Historical Significance:

A dwelling, contributory to the district, having housed merchants.

In 1887 abstracts show the property belonged to the Summit Lumber Co.. In 1911, lot 2 was the property of the Kimball Bros..

HISTORY

RESEARCHER: Philip H. NotalianniP.C. 315 SITE NO. SU-10-71DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 596 Main
 Present Owner: Alfonso + Isabel Martinez
 Owner Address: Park City, Utah

Plat PCS Block 24 Lot D 24-25
 Name of Structure: The Lozys
 Original Owner: The Lozys

CONDITION/USE

Date of Construction: Between 1900-1907

Present Use: Single family residential _____
 Multi-family residential _____
 Agricultural _____

Public _____ Industrial _____
 Commercial X Vacant _____
 Park _____

Original Use: Commercial (Saloon)Future Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants: _____

Building Condition: Good

"The Lozys"
Garage

Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
- 2) Sanborn Maps, Park City, Ut., 1900 & 1907.

PHOTO RECORD

SLIDES 1Date of slides Oct 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
 Building _____
 Site _____
 Multi-Resource _____

Significance: ~~Contributory~~
 Contributory X
 Not Contributory _____

Register Status:
 Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- X Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- X Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Victorian -

Building Materials: Wood

Restoration Potential: Commercial
Wood

Description of structure's physical appearance and significant architectural feature
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

One story frame with shed style roof and bracketed cornice. One central indented entrance between two windows. The lower portion of the facade has been covered with a ceramic tile (ca. 1940s). A smaller frame structure is attached to the north and serves as a storage area. This structure has an entry and window opening on the front.

Statement of Historical Significance: This "saloon," having served as one from 1907, still stands as the miners gathering place, up to the closing of the Ontario Mine in February 1978.

HISTORY

RESEARCHER: Philip S. Votawianin
DATE: March 1978

P.C. 312 SITE NO. SU-10-72
SU-10-73
Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 588 Main Plat PCS Block 24 Lot 19-22
Present Owner: Olefin Mortuary Name of Structure: Mortuary
Owner Address: 90 Daniel M. Willard Original Owner: J. L. Richardson
Bx 263, Park City, Ut.

CONDITION/USE

Date of Construction: 1898
Present Use: Single family residential _____ Public _____ Industrial _____
Multi-family residential _____ Commercial X Vacant _____
Agricultural _____ Park _____
Original Use: Commercial (Mortuary) Future Planned Use: Commercial
Adjacent Land Uses: Commercial Occupants: "Kindersport" - Shi
Building Condition: Good Shop & "Mac's Donuts"
Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
1) Summit County Recorder & Assessor Records, Summit
County, Louthouse, Coalville, Ut.
2) Sandborn Maps, Park City, Ut., 1900 & 1907.
3) Utah State Gazetteer & Business Directory,
1903-1904, p. 254; and 1914-1915, p. 165.
4) The Park Record, November 19, 1898.

PHOTO RECORD

SLIDES 1 BLACK & WHITE PHOTOGRAPHS 1
Date of slides Oct. 1977 Date of Photos Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Residence _____
Significance: ~~Contributory~~
Contributory X
Not Contributory _____
Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential X
Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____
Public Accessibility: Yes X No _____ Limited _____
Mapped _____ File _____

MAY 5 1978

Areas of Significance
Aboriginal Americans _____
Agriculture _____
Architecture _____
The Arts _____
X Commerce _____
Communication _____
Conservation _____
Education _____
Exploitation/Settlement _____
Industry _____
Military _____
X Mining _____
Minority Groups _____
Political _____
Recreation _____
Religion _____
Science _____
Socio-Humanitarian _____
Transportation _____

Architect/Builder: Unknown

Building Type/Style: Victorian

Building Materials: Wood

Restoration Potential: Commercial

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

A two story and a one story frame structure with flat roofs. The two story building, to the north, has a bracketed wood cornice with two window openings (each having two double hung windows) on the upper facade. The lower portion has two entry ways flanking a display area. The northern entry leads upstairs while the southern leads to the main floor.

The one story structure is long, contains five garages, to the rear. The facade has been remodeled (ca. 1960s) and has three window openings, and an entrance on the south.

Statement of Historical Significance: This structure served as an undertaking establishment in Fall City for many years, beginning in about 1907, and remains the only building that functioned as such.

HISTORY

In 1900 the building was the Salustio Army Headquarters. By 1907 it became an undertaker's parlor. The structure to the south appeared later, and was enlarged, as at present it contains five garages. Residents especially recall William D. Richardson (possibly related to originator Jacob S. Richardson), Archer, and Alpin.

RESEARCHER: Philip H. Notarianni
DATE: March 1978

P.C. 309 SITE NO. SU-10-74
Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 566 N. Main
Present Owner: James W. Carr
Owner Address: Box 4
Park City, Ut.

Plat PAS Block 24 Lot 16-17
Name of Structure: Radson Dye
Original Owner: Ward

CONDITION/USE

Date of Construction: 1922
Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____

Public _____
Commercial X
Park _____
Industrial _____
Vacant _____

Original Use: Commercial
Adjacent Land Uses: Commercial
Building Condition: Good
Integrity: 1 _____ 2 X 3 _____

Future Planned Use: Commercial
Occupants: "Dolly's"

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
2) Samborn Map, Park City, Ut., 1907.
3) Interview with Fraser Buck & Van McPolin, March 8, 1978.
4) Utah State Gazetteer and Business Directory, 1920-1921, p. 16.
5) The Park Record, November 10, 1922.

PHOTO RECORD

SLIDES 1
Date of slides Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 1
Date of Photos Oct. 4, 1977
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Residential _____
Significance: ~~Contributory~~
Contributory X
Not Contributory _____

Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes X No _____ Limited _____
Mapped _____ File _____

- Areas of Significance
- _____ Aboriginal Americans
 - _____ Agriculture
 - _____ Architecture
 - _____ The Arts
 - X _____ Commerce
 - _____ Communication
 - _____ Conservation
 - _____ Education
 - _____ Exploitation/Settlement
 - _____ Industry
 - _____ Military
 - X _____ Mining
 - _____ Minority Groups
 - _____ Political
 - _____ Recreation
 - _____ Religion
 - _____ Science
 - _____ Socio-Humanitarian
 - _____ Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Victorian

Building Materials: Wood

Restoration Potential: Commercial
Good

Description of structure's physical appearance and significant architectural features:
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Two story frame with shed style roof and a bracketed wood cornice. The upper facade has one central double hung window between two window openings each having two double hung windows. The lower facade has a central indented entrance flanked by two display windows and an entry leading upstairs.

Statement of Historical Significance: A period commercial building contributing to the business district both in style and function.

Local residents recall this structure best as the business of Walter J. Radon, sewing machines and dye works. The upper story was occupied by roomers.

HISTORY

RESEARCHER: Philip J. Natarian
DATE: March 1978

P.C. 308 SITE NO. SU-10-75

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 558 Main
Present Owner: Lloyd Stevens
Owner Address: Box 939
Park City, Ut.

Plat PCS Block 24 Lot 14-15
Name of Structure: -
Original Owner: -

CONDITION/USE

Date of Construction: 1898

Present Use: Single family residential _____ Public _____ Industrial _____
Multi-family residential _____ Commercial X Vacant _____
Agricultural _____ Park _____

Original Use: Commercial (Lodging) Future Planned Use: Commercial
Adjacent Land Uses: Commercial Occupants: "Bucket Rooming House"
Building Condition: Good
Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
2) Sanborn Maps, Park City, Ut. 1900 & 1907.
3) Interview with Fraser Beach & Nan McPolin, March 8, 1978.
4) Utah State Gazetteer and Business Directory, 1914-1915, p. 163; 1918-1919, p. 158; and 1920-1921, p. 159.

PHOTO RECORD

SLIDES 1
Date of slides Oct. 1971
Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 1
Date of Photos Oct. 1977
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Resource _____
Significance: Contributory X
Not Contributory _____

Register Status:
Landmark _____
National _____
State _____
Century _____
Local _____
Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

Aboriginal Americans _____
Agriculture _____
Architecture _____
The Arts _____
X Commerce _____
Communication _____
Conservation _____
Education _____
Exploitation/Settlement _____
Industry _____
Military _____
X Mining _____
Minority Groups _____
Political _____
Recreation _____
Religion _____
Science _____
Socio-Humanitarian _____
Transportation _____

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Victorian -

Building Materials: Wood

Restoration Potential: Residential
Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Two story frame with hip roof and front porch, topped by a pediment. The upper facade has three evenly spaced window bays, while the lower portion has one entry flanked by two windows, topped with transoms. Except for the ^{wood} railing on the porch, the structure appears much the same as it did earlier.

Statement of Historical Significance: This structure has basically functioned, and continues to function, as a lodging house.

HISTORY

In 1900 the building was labeled on a Sanborn map as a frame dwelling and office; however, by 1907 it was a lodging house only. In 1914-1915, the business was known as "The Annex" run by Mrs. Lucy Pennip, advertising "nicely furnished rooms." At least from 1918-1921 it was still known as The Annex, but Mrs. Lydia Stanley became the proprietor (also known as the "Stanley Rooming House").

RESEARCHER: Philip & NotarianniP.C. 307 SITE NO. SU-10-76DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 552 MainPlat PAS Block 24 Lot 13Present Owner: Tom & Bonnie Matthews Name of Structure: _____Owner Address: 2311 Connecticut Ave. N.W. #206 Wash., D.C. 20008 Original Owner: _____Date of Construction: ca. 1910Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____Public _____
Commercial X
Park _____
Industrial _____
Vacant _____Original Use: Probably CommercialFuture Planned Use: CommercialAdjacent Land Uses: Commercial

Occupants: _____

Building Condition: Good"The Paint Bucket"Integrity: 1 _____ 2 X 3 _____

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, W.V.2) Interview with Bea Kummer, March 7, 1978.3) Interview with Glaser Buck & Van McPolin, March 8, 1978.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____BLACK & WHITE PHOTOGRAPHS 1Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
Building _____
Site _____
Multi-Residence _____Significance: Contributory
Not Contributory _____Register Status: Landmark _____
National _____
State _____
Century _____
Local _____
Potential XFunding: Yes _____ No _____ Tax Reform Act _____
Type: _____Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of SignificanceAboriginal Americans _____
Agriculture _____
Architecture _____
The Arts _____
Commerce X
Communication _____
Conservation _____
Education _____
Exploitation/Settlement _____
Industry _____
Military _____
Mining X
Minority Groups _____
Political _____
Recreation _____
Religion _____
Science _____
Socio-Humanitarian _____
Transportation _____

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Commercial

Building Materials: Wood

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

One story frame, shed style roof, with a bracketed wood cornice. Alterations in door placements are evident. Two windows appear on the facade at the attic level, while two entries between two windows complete the lower facade.

ARCHITECTURE

Statement of Historical Significance: A period commercial structure contributing to the character of Park City's main business district.

Residents recall the building housing a barbershop, with an area in an attic for living space.

HISTORY

1940s Barber shop

RESEARCHER: Philip H. Notarian P.C.306A SITE NO. SU-10-77
DATE: March 2, 1978 Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: No. main Plat PCS Block 24 Lot 11-12
Present Owner: B.P.O.E. Elks #734 Name of Structure: B.P.O. Elks
Owner Address: Park City, Ut. Original Owner: #734

CONDITION/USE

Date of Construction: 1922
Present Use: Single family residential _____ Public _____ Industrial _____
Multi-family residential _____ Commercial X Vacant _____
Agricultural _____ Park _____ Social X
Original Use: Social - Fraternal Future Planned Use: Uncertain
Adjacent Land Uses: Commercial - Social Occupants: B.P.O.E. Elks #734
Building Condition: Good
Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
2) The Park Record, July 25, 1922; August 4, 1922; January 12, 1923.
3) Interview with Fraser Buck & Van Wyke Polin, March 8, 1978.

PHOTO RECORD

SLIDES 1 BLACK & WHITE PHOTOGRAPHS _____
Date of slides Oct. 1977 Date of Photos Oct. 1977
Views: Front X Side _____ Rear _____ Other _____
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X Building _____ Site _____ Multi-Resource _____
Significance: _____ Contributory X Not Contributory _____
Register Status: Landmark _____ National _____ State _____ Century _____ Local _____ Potential X
Funding: Yes _____ No _____ Tax Reform Act _____ Type: _____
Public Accessibility: Yes X No _____ Limited _____
Mapped _____ File _____

Areas of Significance
____ Aboriginal Americans
____ Agriculture
____ Architecture
____ The Arts
____ Commerce
____ Communication
____ Conservation
____ Education
____ Exploitation/Settlement
____ Industry
____ Military
____ Mining X
____ Minority Groups
____ Political
____ Recreation
____ Religion
____ Science
____ Socio-Humanitarian X
____ Transportation

MAY 5 1976

Architect/Builder: Unknown

Building Type/Style: Institutional

Building Materials: Concrete

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Three story concrete lodge hall. Centrally located on the upper facade is "B.P.O.E." ⁷³⁴
The upper facade, on the top two stories, contains five window bays (two on the north, one centrally located, and two on the south). The bottom floor has one window to the north, then a door opening followed by four window openings to the south.

Its concrete construction renders this building quite unique to Park City's Main Street.

HISTORY

Statement of Historical Significance: The meeting and recreational hall for the Park City lodge of the Elks Club. Such groups were important to the area's social environment.

Not only the meeting place for the Elks, but the structure also functioned as a social gathering place for residents, who recall dances there entitled, the "Miners and Muckers" Ball.

The Elks entertained quite frequently, sometimes at Rasband's Hall, and their new hall added a new dimension to their social functions.

RESEARCHER: Philip H. Vainanen
DATE: March 1978

P.C. 305 SITE NO. SU-10-78
Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: No. Main Plat P.C.S. Block 24 Lot 10
Present Owner: Summ Classic Pictures Name of Structure: _____
Owner Address: (Recent Purchase) Original Owner: Himal Lodge #7
Park City, Ut. S.A.M.

CONDITION/USE

Date of Construction: 1908
Present Use: Single family residential _____ Public _____ Industrial _____
Multi-family residential _____ Commercial X Vacant _____
Agricultural _____ Park _____
Original Use: Social - Fraternal Future Planned Use: Commercial
Adjacent Land Uses: Social - Public Occupants: _____
Building Condition: Good "Summ Classic
Integrity: 1 _____ 2 X 3 _____ Pictures"

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)
1) Summit County Recorder & Assessor Records, Summit
County Courthouse, Coalville, Ut.
2) Samuel H. Goodwin, Freemasonry in Utah. Himal
Lodge No. 7. Educational Bulletin No. 8, 1930.

PHOTO RECORD

SLIDES 1 BLACK & WHITE PHOTOGRAPHS 1
Date of slides Oct. 1977 Date of Photos Oct. 1977
Views: Front X Side _____ Rear _____ Other _____
Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X Areas of Significance
Building _____
Site _____
Multi-Resource _____
Significance: _____
Contributory X
Not Contributory _____
Register Status: _____
Landmark _____
National _____
State _____
Century _____
Local _____
Potential X
Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____
Public Accessibility: Yes X No _____ Limited _____
Mapped _____ File _____

MAY 5 1978

Aboriginal Americans
Agriculture
Architecture
The Arts
Commerce
Communication
Conservation
Education
Exploitation/Settlement
Industry
Military
Mining X
Minority Groups
Political
Recreation X
Religion
Science
Socio-Humanitarian X
Transportation

Architect/Builder: E.G. Beggs

Building Type/Style: Institutional

Building Materials: Wood

Restoration Potential: Excellent

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Three story frame, with siding, topped with a pediment. Located almost at mid-facade is the Masonic symbol, placed below a window opening. The lower facade has two door openings. The facade originally appeared with one centrally located window opening (composed of two double hung windows) flanked by two diamond-shaped openings. The present Masonic emblem was located above the window and directly below the pediment. The lower facade, also altered, had one central window opening flanked by two entrances.

HISTORY

Statement of Historical Significance: This structure once served as the Masonic Hall for Mintah Lodge #7, F. A. M., helping to document the history of fraternal and secret societies in Park City. Such groups played a significant role in the social fabric of a mining town.

The Park City Masonic Association was organized June 26, 1878, and originally met at the Ontario School House. Later meeting places included the E. D. Sutton & Co. building (1898-1908), and finally its own hall in 1908. The structure was erected in 1908 (ca. April-June) by E. G. Beggs, contractor. Total cost of the hall came to \$6,088.18, with the Building Committee composed of Henry Hughes, John Kelly, and John Diem.

RESEARCHER: Philip S. Notarian
DATE: March 1978

P.C. 113 SITE NO. SU-10-79
Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 628 Park Ave. Plat P.C.S. Block 8 Lot _____
Present Owner: Linderhaus Shi Name of Structure: _____
Owner Address: Shops, Inc. Original Owner: _____
Park City, Ut.

CONDITION/USE

Date of Construction: ca. 1970[?]
Present Use: Single family residential _____ Public _____ Industrial _____
Multi-family residential _____ Commercial ☒ Vacant _____
Agricultural _____ Park _____
Original Use: _____ Future Planned Use: _____
Adjacent Land Uses: _____ Occupants: _____
Building Condition: _____
Integrity: 1 _____ 2 _____ 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

PHOTO RECORD

SLIDES _____ BLACK & WHITE PHOTOGRAPHS _____
Date of slides _____ Date of Photos _____
Views: Front _____ Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District ☒
Building _____
Site _____
Multi-Residential _____
Significance: ~~Contributory~~
Contributory _____
Not Contributory ☒
Register Status: _____
Landmark _____
National _____
State _____
Century _____
Local _____
Potential _____
Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____
Public Accessibility: Yes _____ No _____ Limited _____
Mapped _____ File _____

MAY 5 1978

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- _____ Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- _____ Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

Architect/Builder:

Building Type/Style:

Building Materials:

Restoration Potential:

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

Statement of Historical Significance:

HISTORY

RESEARCHER: Philip H. NotarianSITE NO. SU-10-80DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 638 Park Ave.

Plat _____ Block _____ Lot _____

Present Owner: William Kimball

Name of Structure: _____

Owner Address: 90 Kimball Arts Center, Park City, Ut. Inc.Original Owner: Kimball GarageDate of Construction: ca. 1929Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____Public ☒

Industrial _____

Commercial _____

Vacant _____

Park _____

Arts CenterOriginal Use: CommercialFuture Planned Use: SameAdjacent Land Uses: Commercial

Occupants: _____

Building Condition: Good - RemodeledIntegrity: 1 _____ 2 ☒ 3 _____Kimball Arts Center, Inc.

CONDITION/USE

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
- 2) Utah State Gazetteer & Business Directory, 1892-1893; & 1920-1921.
- 3) Sanborn Maps, Park City, Ut., 1900 & 1907.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front ☒ Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS _____

Date of Photos _____

Views: Front _____ Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District ☒
Building _____
Site _____
Multi-Resource _____Significance: ~~Contributory~~
Contributory ☒
Not Contributory _____

Register Status:

Landmark _____
National _____
State _____
Century _____
Local _____
Potential ☒Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____Public Accessibility: Yes ☒ No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- ☒ The Arts
- ☒ Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- ☒ Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- ☒ Transportation

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Commercial

Building Materials: Wood

Restoration Potential: Remodeled

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

One story frame structure; altered in 1975-1976 to accommodate an Arts Center. The interior has been significantly altered, but the exterior, while changed, resembles the original appearance.

Statement of Historical Significance: This site housed the Kimball Bros. Livery, a long established business in Park City, occupying this same "corner" for many years.

HISTORY

In 1929, the Kimball Garage (the present structure), was constructed representing the shift from horses to automobiles -- a shift most livery enterprises made. Later, the business became "Eley's Garage."

In 1975-1976 "The Kimball Arts Center" remodeled the building, and its present use represents that of a community arts center.

The early Kimball Bros. livery was most significant in providing residents and miners with transportation.

C: TOWN

RESEARCHER: Philip J. Notarian
 DATE: March 1978

SITE NO. SU-10-81

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: Heber Ave. at Main Plat _____ Block _____ Lot _____
 Present Owner: W. Adrian Wright, Inc. Name of Structure: Park City
 Owner Address: 457 E. 300 So. Original Owner: U.P. Depot
Sheet Lake City, Ut.

CONDITION/USE

Date of Construction: 1886

Present Use: Single family residential _____ Public _____ Industrial _____
 Multi-family residential _____ Commercial ☒ Vacant _____
 Agricultural _____ Park _____

Original Use: U.P. Railroad Depot Future Planned Use: CommercialAdjacent Land Uses: Commercial Occupants: Upper story apartmentBuilding Condition: Good Lower - VacantIntegrity: 1 ☒ 2 _____ 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

[See attached National Register Nomina-
tion Form]PHOTO
RECORD

SLIDES _____

Date of slides _____
 Views: Front _____ Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS _____

Date of Photos _____
 Views: Front _____ Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District ☒
 Building _____
 Site _____
 Multi-Resource _____
 Significance: **SIGNIFICANT**
 Contributory ☒
 Not Contributory _____

Register Status:
 Landmark _____
 National _____
 State ☒
 Century _____
 Local _____
 Potential _____

Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____

Public Accessibility: Yes ☒ No _____ Limited _____

Mapped _____ File _____

Areas of Significance

Aboriginal Americans _____
 Agriculture _____
 Architecture ☒
 The Arts _____
 Commerce ☒
 Communication _____
 Conservation _____
 Education _____
 Exploitation/Settlement _____
 Industry ☒
 Military ☒
 Mining _____
 Minority Groups _____
 Political _____
 Recreation _____
 Religion _____
 Science _____
 Socio-Humanitarian _____
 Transportation ☒

MAY 5 1978

Architect/Builder:

Building Type/Style:

Building Materials:

Restoration Potential:

Description of structure's physical appearance and significant architectural features
(include additions, alterations, auxiliary structures, and landscaping if applicable)

[See Attached Form]

ARCHITECTURE

Statement of Historical Significance: *Most Significant.*

[See Attached Form]

HISTORY

RESEARCHER: Philip G. Notarianie
DATE: March 1978

SITE NO. SU-10-82, A, B

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

MAY 5 1978

IDENTIFICATION

Street Address: Heber & Main
Present Owner: Utah Coal & Lumber
Owner Address: Restaurant Inc.,
Park City, Ut.

Plat PCS Block 50 Lot 10-13

Name of Structure:

Original Owner: Morrison &
Merrill Lumber
Yard

Date of Construction: ca. 1925

Present Use: Single family residential _____
Multi-family residential _____
Agricultural _____

Public _____ Industrial _____
Commercial ☒ Vacant _____
Park _____

Original Use: Commercial (Lumber
Yard)

Future Planned Use: Commercial

Adjacent Land Uses: Commercial

Occupants:

Building Condition: Good

"Utah Coal & Lumber"
Restaurant

Integrity: 1 _____ 2 ☒ 3 _____

CONDITION/USE

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

- 1) Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Ut.
- 2) Interview with Fraser Buck & Nan McPolin, March 8, 1978.

DOCUMENTATION

PHOTO
RECORD

SLIDES 2
Date of slides Oct. 1977
Views: Front ☒ Side ☒ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS 2
Date of Photos Oct. 1977
Views: Front ☒ Side _____ Rear _____ Other ☒

CLASSIFICATION

Category: District ☒
Building _____
Site _____
Multi-Residence _____

Significance: ☒
Contributory ☒
Not Contributory _____

Register Status:
Landmark _____
National _____
State _____
Century _____
Local _____
Potential ☒

Funding: Yes _____ No _____ Tax Reform Act _____
Type: _____

Public Accessibility: Yes ☒ No _____ Limited _____

Mapped _____ File _____

Areas of Significance

- _____ Aboriginal Americans
- _____ Agriculture
- _____ Architecture
- _____ The Arts
- ☒ Commerce
- _____ Communication
- _____ Conservation
- _____ Education
- _____ Exploitation/Settlement
- _____ Industry
- _____ Military
- ☒ Mining
- _____ Minority Groups
- _____ Political
- _____ Recreation
- _____ Religion
- _____ Science
- _____ Socio-Humanitarian
- _____ Transportation

Architect/Builder: Unknown

Building Type/Style: Commercial

Building Materials: Wood

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

ARCHITECTURE

One story frame structure with a gable roof and false front. The upper facade has "Itala Coal & Lumber" printed upon it. The lower section has a central entry flanked by window openings. There is also a side entrance as well as several window openings on the same side (south).

The other two structures (82A + 82B) are one story frame buildings used as storage areas when they served as a lumber yard.

Statement of Historical Significance:

A significant structure in the sense as having functioned as a lumber yard, providing supplies and building materials to Park City residents and businesses.

HISTORY

Originally the Morrison + Merrill Lumber Yard. The original Itala Coal Supply Co. was located across the street at the ^{present} site of the Gypsy's Arm restaurant.



HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: **Cement Storage Building,**

Address: 199 Heber Avenue (also 201)

Twtnshp: Range: Section:

City, County: Park City, Summit County

UTM:

Current Owner Name: Union Square Condo

USGS Map Name & Date: Park City East,
UT 1955

Current Owner Address:

Tax Number: PC 428 - A

Legal Description (include acreage):

2 STATUS/USE

Property Category

- ☒ building(s)
- ☐ structure
- ☐ site
- ☐ object

Evaluation

- ☐ eligible/contributing
- ☒ ineligible/non-contributing
- ☐ out-of-period

Use

- Original Use: Industrial Storage (cement)
- Current Use: Vacant

3 DOCUMENTATION

Photos: Dates

- ☒ slides: 2006
- ☒ prints: 2006
- ☒ historic: various

Drawings and Plans

- ☐ measured floor plans
- ☒ site sketch map
- ☐ Historic American Bldg. Survey
- ☐ original plans available at:
- ☐ other:

Research Sources (check all sources consulted, whether useful or not)

- ☒ abstract of title
- ☒ tax card & photo
- ☐ building permit
- ☐ sewer permit
- ☒ Sanborn Maps
- ☐ obituary index
- ☒ city directories/gazetteers
- ☐ census records
- ☐ biographical encyclopedias
- ☒ newspapers
- ☒ city/county histories
- ☒ personal interviews
- ☒ USHS Library
- ☒ USHS Preservation Files
- ☐ USHS Architects File
- ☐ LDS Family History Library
- ☒ local library: Park City Historical Society and Museum
- ☒ university library(ies): Marriott Library, University of Utah

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: Graduate School of Architecture, University of Utah, and Utah State Historical Society, 1991.

Corcoran, Brent D. *Park City Underfoot: Self-Guided Tours of Historic Neighborhoods*. Salt Lake City: Signature Books, 1995.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Utah Centennial History Series. Utah State Historical Society and the Summit County Commission. Salt Lake City: Utah State Historical Society, 1998.

Newbold, Noal C. & Bea Kummer. *Silver and Snow: The Story of Park City*. Salt Lake City: Parliament Publications, 1968.

Structure/Site Information Form. Utah State Historical Society. Historic Preservation Research Office.

Researcher/Organization: Beatrice Lufkin – Dina Blaes / Park City Municipal Corporation Date: 2006

Building Style/Type: Twentieth Century Commercial / Warehouse No. Stories: 1

Foundation Material: None Wall Material(s): Wooden siding; other

Additions: none ☒ minor major (describe below) Alterations: none ☒ minor major (describe below)

Number of associated outbuildings 0 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The Cement Storage Building is a one-story frame, gable-roofed, false-fronted structure that faces an alley to the west, "Easy Street," running to the north of Heber Avenue. The historic Union Pacific Depot is across the alley to the west. The adjacent buildings are retail shops, restaurants or hotels. The cement storage building was constructed as part of a complex of outbuildings serving the ¹lumber yard, most likely between 1907 and 1929. At the time of the survey (spring 2006) it was the only remaining lumberyard outbuilding.

The west-facing façade has a false front, concealing the medium pitch gabled roof. A smooth sign panel section at the top has ghosts of previous commercial signs. The projecting cornice is simple and narrow. The bottom section is clad with wooden "waterfall" siding, commonly used for outbuildings in the first quarter of the twentieth century. Two recently² cut window openings³ have a single fixed panel in each with salvaged Victorian wooden window casing with patera at the top corners.

The site slopes slightly down from the east to the west and has a short concrete retaining wall on the west side of the building. There is a parking lot to the east side of the building. A rectangular lean-to addition is attached on the south side.⁴ It has a concrete foundation and glass doors opening to a stone/gravel patio to the south. The addition is clad with wooden shiplap siding and has no openings on its west elevation. The east elevation of the addition has double doors. (Note: on a 5/17/06 visit to the site the addition had been removed and the remaining building wrapped in plastic.) The north side has a single wooden sash window in a horizontal rectangular opening on the wooden waterfall siding-clad wall. The close eaves are open with exposed rafter tails, typical of architecture of the era. The east or rear elevation has a single central entrance door and a lean-to addition on the south (containing the restroom).

The interior is open consisting of a room in the main section and a large doorway with two stairs with iron handrails leading up into the lean-to addition to the south. The interior walls of the larger room in the gable section are stacked lumber. The lean-to additions on the east and south have smooth plastered (or wallboard) wall surfaces.

During site visit in November of 2006 the building was found to have been moved across the street to the west and stored to the south of the depot building. All of the shed additions have been removed. A poster of the completed development shows the building moved back to close to its original site in the completed project.

The building has an ineligible/noncontributing status because of the post-1977 addition of the two large window openings on the façade.

¹ At the time of the 1907 Sanborn Insurance Company map the area was used as a feed yard and a lumber yard was located further to the north. The 1929 Sanborn shows the Morrison-Merrill Lumber Company buildings, including the Cement Storage Building, labeled as such, in its contemporary location.

² The only opening on the façade at the time of the 1977 survey was the central door.

³ The openings were cut since a 1977 photo.

⁴ The addition is visible in photos from the 1977 survey although not in the 1941 Sanborn Insurance Map.

Architect/Builder: Unknown

Date of Construction: between 1907 and 1929

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

☐ Agriculture	☐ Economics	☐ Industry	☐ Politics/ Government
☐ Architecture	☐ Education	☐ Invention	☐ Religion
☐ Archeology	☐ Engineering	☐ Landscape Architecture	☐ Science
☐ Art	☐ Entertainment/ Recreation	☐ Law	☐ Social History
☒ Commerce	☐ Ethnic Heritage	☐ Literature	☒ Transportation
☐ Communications	☐ Exploration/ Settlement	☐ Maritime History	☐ Other
☒ Community Planning & Development	☐ Health/Medicine	☐ Military	
☐ Conservation		☐ Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The Cement Storage Building was constructed as an outbuilding for the Morrison & Merrill Lumber Yard c. 1925. It provided lumber, building supplies and materials to support construction in Park City and was located adjacent to the railroad line. The Morrison & Merrill Lumber Yard built a single-story false-fronted frame structure with two smaller storage buildings, of which the Cement Storage Building was the westernmost.

In 1929 the Morrison & Merrill Lumber Company operated a lumber yard on the site with a main building housing hardware, paint, and sash storage and three outbuildings; one with building materials and an electric saw (demolished), the cement storage building, and a long narrow lumber shed (demolished). The configuration remained the same in 1941 although the name of the company was listed as the Tri-State Lumber Company. The building was still used for cement storage as late as 1940.⁵

Albert Smith purchased the property c. 1948 and changed the name to the Utah Coal and Lumber Company. Smith expanded the range of products sold to include hardware and alcoholic beverages. Later when the city elevated Heber Avenue he raised the main building and placed a basement under it.

The Cement Storage Building was most recently used as a restaurant. The site is currently (December 2006) undergoing development as The Sky Lodge Resort Club Residences and a poster of the completed project shows the Cement Storage Building moved back to its original position on the property.

⁵ Sanborn Insurance Company Map, 1940.







Ordinance No. 08-47

**AN ORDINANCE APPROVING THE FIRST AMENDED UNION SQUARE CONDOMINIUM
RECORD OF SURVEY PLAT LOCATED AT 201 HEBER AVENUE, PARK CITY, UTAH**

WHEREAS, the owner of the property located at 201 Heber Avenue, has petitioned the City Council for approval of an amended condominium record of survey plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on November 12, 2008, the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, it is in the best interest of Park City Utah to approve the plat amendment.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The First Amended Union Square record of survey as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The Union Square/Sky Lodge project is located at 201 Heber Avenue and is within the Historic Recreation Commercial (HRC—Heber Avenue Sub-Zone) Zoning District.
2. The project site includes three (3) historic buildings—the Union Pacific Depot (Zoom restaurant), Utah Coal and Lumber building (Easy Street Restaurant), and the “Tack” building (Bakery).
3. The Union Square Master Planned Development, a Multi-Dwelling Unit hotel project for a maximum of 23 residential units, was approved by the Planning Commission on November 10, 2004 and affirmed by City Council pursuant to call-up proceedings on January 13, 2005.
4. The approved Master Planned Development included up to 23 unit Multi-Unit Dwellings to be operated as a hotel and a new kitchen addition to the north end of the Zoom Restaurant.
5. The Development Agreement for the Union Square/Sky Lodge was reviewed by the Planning Commission on March 23, 2005 and ratified by the City Council on May 12, 2005.
6. The subject condominium plat affects the three existing historic buildings. Zoom, Easy Street Brasserie, and Bakery are identified as commercial units. The plat also designates all other private, common, limited common, commercial limited common area, public easements, and utility easements.
7. The project plan included a redevelopment of the Easy Street pedestrian walkway which includes enhanced landscaping and public gathering spaces. The Easy Street pedestrian walkway was dedicated as a non-motorized, public pedestrian easement. The amended record of survey reflects the as-built conditions for the pedestrian easement.
8. An accessible unit is constructed and designated to meet the requirements of the Americans with Disabilities Act. The unit is platted as a private unit and counts towards to total units allowed in the project.

Conclusions of Law:

1. There is good cause for this amendment as the record of survey reflects the as-built conditions of the project.
2. The amended record of survey is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed amended record of survey.
4. Approval of the amended record of survey, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

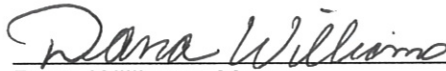
Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. Dedication on the plat of the Easy Street pedestrian walkway and all other public pedestrian ways as non-motorized, public pedestrian trail easements in a form acceptable to the City Attorney and City Engineer is condition precedent to plat recordation.
3. The pedestrian easement must be kept clear of all site furniture or other encumbrances.
4. The Condominium CC&Rs must reflect compliance with the Americans with Disabilities Act.
5. The applicant will record the amended record of survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 4th day of December, 2008.

PARK CITY MUNICIPAL CORPORATION



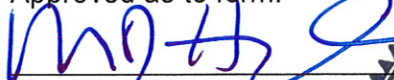
Dana Williams, Mayor

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney





- FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

LIVING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN, PARK CITY, SUMMIT COUNTY, UTAH

8

SHEET 11 OF 12

JOB NO: 01408 FILE: JN ONSO-51

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

FILE RECORDED

22

LEGEND

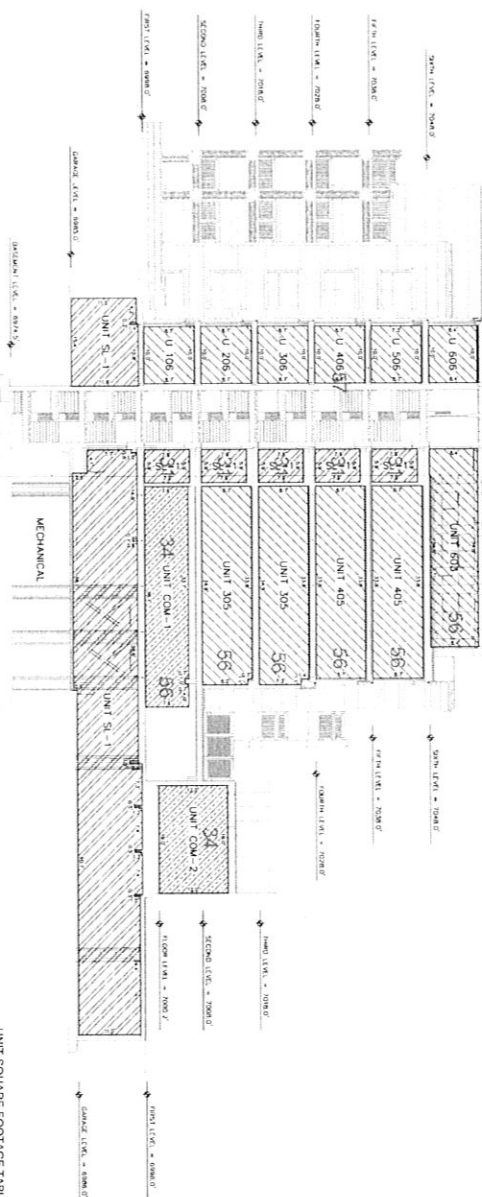
- [illegible]

LEGEND

- U. REP. OF DEF. INTS. UNIT



SECTION S-3



UNIT SQUARE FOOTAGE TABLE

UNIT NAME		CHARGE RATE	UNIT PRICE	UNIT QUANTITY	UNIT TOTAL
101	101	2.79	2,225	5,002	11,065
102	102	2.79	3,743	8,072	22,352
103	103	2.79	3,743	8,072	22,352
104	104	2.79	3,743	8,072	22,352
105	105	2.79	3,743	8,072	22,352
106	106	2.79	3,743	8,072	22,352
107	107	2.79	3,743	8,072	22,352
108	108	2.79	3,743	8,072	22,352
109	109	2.79	3,743	8,072	22,352
110	110	2.79	3,743	8,072	22,352
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306	306	2.79	3,743		

NOTES

1. The first part of the text is about the importance of the Internet in the 21st century. It is a very important part of our lives. It is a very important part of our lives.
2. The second part of the text is about the importance of the Internet in the 21st century. It is a very important part of our lives. It is a very important part of our lives.
3. The third part of the text is about the importance of the Internet in the 21st century. It is a very important part of our lives. It is a very important part of our lives.
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10. The tenth part of the text is about the importance of the Internet in the 21st century. It is a very important part of our lives. It is a very important part of our lives.

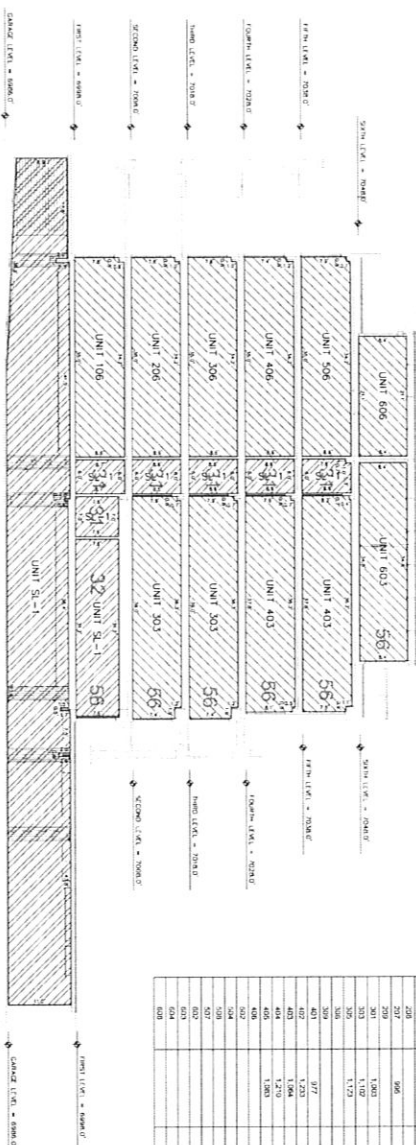
FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH-EAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 4 EAST, SALT LAKE BASIN, AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 12 OF 12

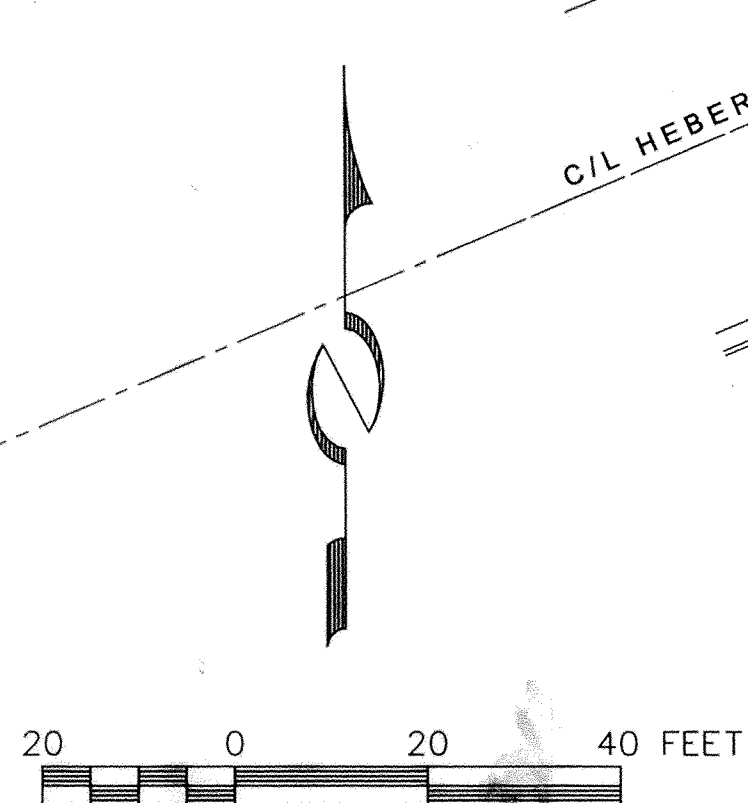
SECTION S-4



RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

LINE	BEARING	LENGTH
L1	N 06°43'16" W	1.21'
L2	N 24°01'26" W	1.47'
L3	S 65°58'34" W	2.17'
L4	S 58°15'15" W	8.00'
L5	S 30°42'02" E	1.00'
L6	N 59°18'24" E	12.24'
L7	N 30°42'13" W	5.00'
L8	S 30°41'46" E	5.00'
L9	S 59°17'47" W	8.82'
L10	S 81°17'10" E	7.72'
L11	S 25°54'22" E	6.31'
L12	N 58°53'16" E	4.79'
L13	S 23°48'38" W	6.50'
L14	S 30°42'45" E	12.62'
L15	S 58°53'16" W	4.83'
L16	S 10°23'54" W	2.83'
L17	N 09°14'05" E	2.57'

KIMBALL ART CENTER



BASIS OF BEARING
N 68°54'00" E 200.01'

UTAH POWER ACCESS REQUIREMENTS

Easy Street Partners and all successors agree to maintain access, including snow removal, to accommodate a 10-wheel dump truck, electric utility vehicles, and a GROVE TMS700E Crane, or the like (capable of lifting 13,000 pounds), for normal day-to-day and emergency maintenance and repair of Utah Power Electrical Facilities. Easy Street Partners and all successors will also accept liability for any damage created along said access as may occur, whether during normal day-to-day or emergency ingress and egress operations.

THE SKY LODGE
(See sheets 2 thru 9 & 11 thru 12 for ownership)

NOTES:

12. There exists an agreement between Park City Municipal Corporation and Union Square Owners Association, recorded in the office of the Summit County Recorder, recordation number: _____, which states in part that "Owner will grant a 10 foot wide public access easement across a portion of their property for access to and from each egress from the southern elevator." This public access easement is for the purpose of pedestrian and ADA ingress and egress to and from the southern elevator back to the pedestrian easement. This access easement shall be maintained for public use and provide access for wheelchairs. Owner may have tables and chairs located in the area of the easement so long as they are placed so that there is a minimum of a 48 inch (4 foot) passageway through the area.

NOTES:

- Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
- Interior dimensions shown are to finished surfaces.
- All structural elements are designated as common areas.
- The street address of a unit in this condominium is 201 Heber Avenue, unit number _____.
- Refer to declaration of condominium for complete description of ownership.
- All exterior areas at ground level and plaza level within the property boundary of Union Square not designated as commercial limited common shall be designated as residential limited common for Unit SL-1.
- The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
- The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
- See sheet 12 of 12 for table of total unit square footage.
- Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
- All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.

LEGEND

- SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

SURVEYOR'S CERTIFICATE
I, Christopher R. Braun, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 5152604 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, this First Amended Condominium Plat of UNION SQUARE, a Utah Condominium Project in accordance with the Utah Condominium Act. I further certify the buildings and property are shown correctly.

Christopher R. Braun
Christopher R. Braun L.S. 5152604
3/3/09
Date

BOUNDARY DESCRIPTION

A parcel of land located within the South half of the Northeast quarter and North half of the Southeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Park City, Summit County, Utah, more particularly described as follows:

Beginning at the Southwest corner of Lot 16, Block 50, Amended Park City Survey, on file and of record in the office of the Summit County Recorder, said point lies West, 90.71 feet and South, 58.93 feet from Southwest corner of the Southeast quarter of the Northeast quarter of said Section 16; thence along the westerly line of said Lot 16 and the easterly right-of-way of Main Street, North 23°38'00" West a distance of 64.32 feet the Northwest corner of said Lot 16; thence leaving said Block 50, West a distance of 14.14 feet along said right-of-way to a point on the boundary of the First Amended Subdivision Plat of The Town Lift Site; thence continuing along said right-of-way and said boundary North 32°25'56" West a distance of 128.50 feet; thence leaving said right-of-way, along said boundary North 58°02'07" East a distance of 81.41 feet; thence leaving said boundary South 66°11'22" East a distance of 77.33 feet; thence North 19°54'00" East a distance of 8.32 feet; thence South 66°46'30" East a distance of 166.95 feet; thence North 06°43'16" West a distance of 1.21 feet to a point on the boundary of Poison Creek Mercantile Condominium Project, on file and of record in the office of the Summit County Recorder; thence along said boundary South 66°42'46" East a distance of 30.01 feet; thence continuing along said boundary South 07°12'16" East a distance of 85.18 feet; thence continuing along said boundary South a distance of 60.64 feet to a point on the northerly right-of-way of Heber Avenue; thence leaving said Poison Creek boundary and along said right-of-way North 81°17'00" West a distance of 227.98 feet; to the point of beginning.
Contains 49,435.63 square feet, 1.13 acres

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that the undersigned owner of the herein described tract of land, hereby certifies that it has caused this survey to be made and this First Amended Condominium Plat of UNION SQUARE to be prepared and consents to the recordation of this Condominium Plat. The undersigned hereby submits the land to the Utah Condominium Ownership Act and dedicates all utility and public easements shown on this Condominium Plat in accordance with an irrevocable offer of dedication. I certify that buildings shown on this plat, but not under construction at the time this plat is recorded, will, when completed, be substantially as shown on the plat.

EASY STREET PARTNERS, LLC

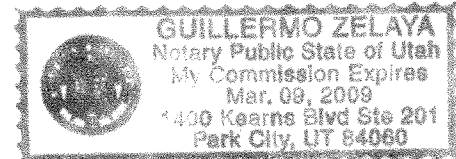
By: *William H. Shoaf*
William H. Shoaf
Its: Manager

ACKNOWLEDGMENT

State of Utah
County of Summit

On this 3 day of March, 2009, personally appeared before me, the undersigned Notary Public, in and for said County and State, William H. Shoaf, being duly sworn, acknowledged to me that he is the manager of EASY STREET PARTNERS, LLC, and that he signed the above Owner's Dedication and Consent to Record on behalf of EASY STREET PARTNERS, LLC, the record owner of the land.

Guillermo Zelaya
Notary Public
My commission expires: March 9, 09



RESERVATION OF COMMON AREAS

In recording this First Amended Condominium Plat of Union Square, a Utah condominium project, the Declarant has designated certain areas of land as driveways and common areas, intended for the use by the owners for ingress, egress, recreation and other related activities. The designated areas are not dedicated hereby for the use by the general public, but are reserved for the owners as more fully outlined in the Declaration of Condominium for Union Square (the "Declaration"). The Declaration is hereby incorporated and made a part of this Condominium Plat and becomes effective upon the date this Condominium Plat is recorded in official records of Summit County, Utah.
This note does not apply to the public pedestrian access easement shown hereon.

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 1 OF 12

PARK CITY SURVEYING
2041 SIDEWINDER DRIVE, SUITE 1
P.O. Box 682993
PARK CITY, UTAH 84068
(435) 649-2918

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 3rd DAY OF March, 2009 A.D.

BY: *B.W.R.D.*
B.W.R.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 11th DAY OF November, 2009 A.D.

BY: *Chairman*
CHAIRMAN

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 8th DAY OF June, 2009 A.D.

BY: *Park City Engineer*
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 3rd DAY OF July, 2009 A.D.

BY: *Park City Attorney*
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 4th DAY OF December, 2009 A.D.

BY: *Park City Recorder*
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 4th DAY OF December, 2009 A.D.

BY: *Mayor*
MAYOR

879382 RECORDED

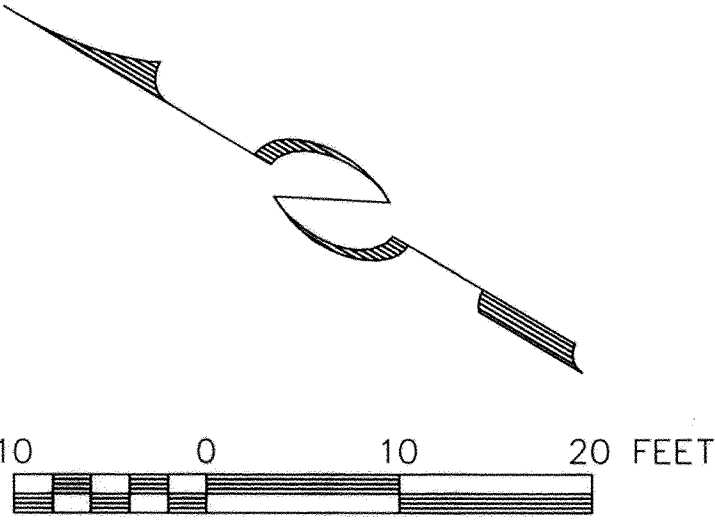
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Equity Title
DATE: 8/3/09 TIME: 2:09 BOOK: 6 PAGE: 6
P.M.

\$ 387.00 FEE
BY: *Deputy*
RECORDER

LEGEND

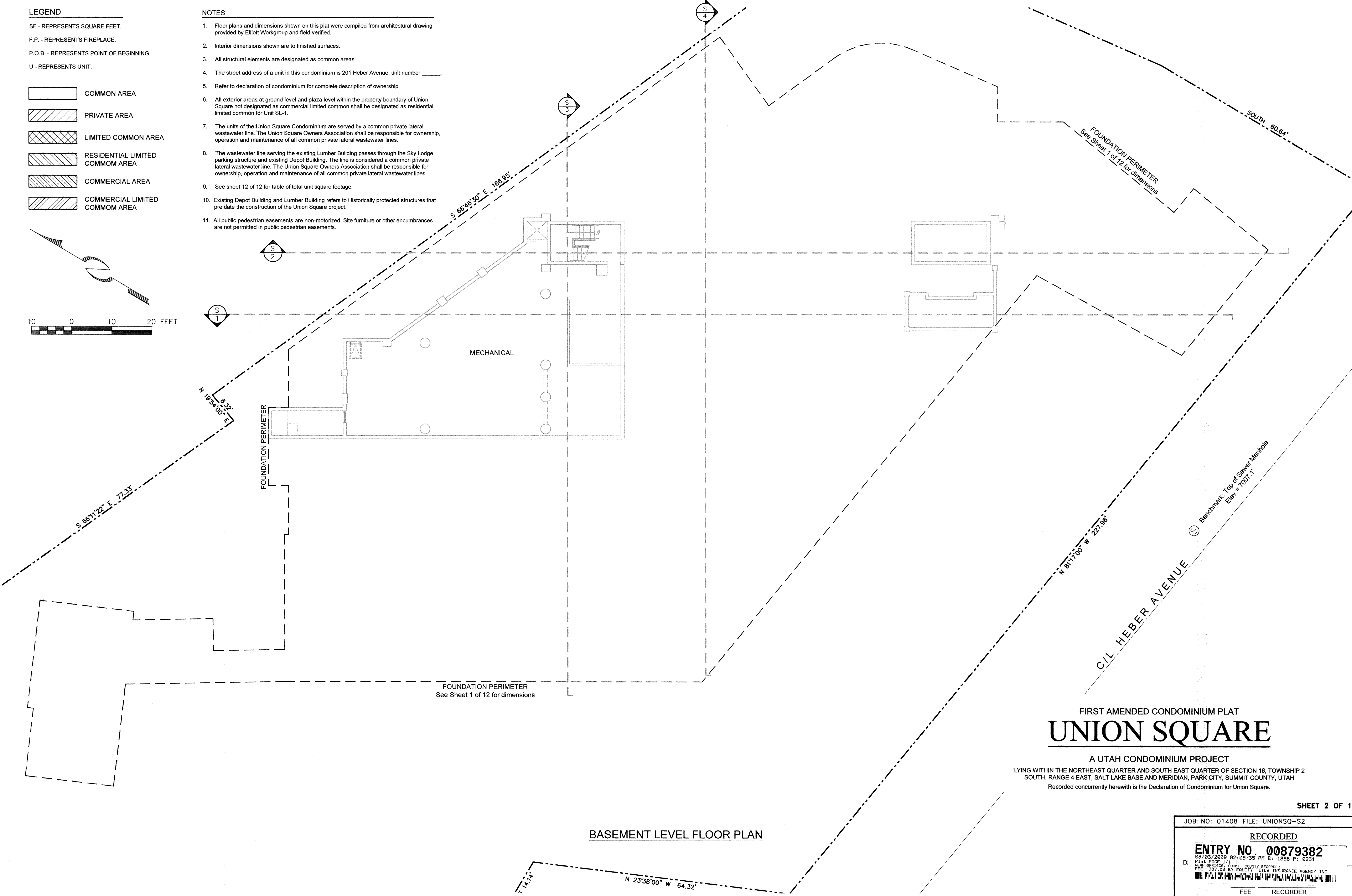
SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMOM AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMOM AREA



NOTES:

- Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
- Interior dimensions shown are to finished surfaces.
- All structural elements are designated as common areas.
- The street address of a unit in this condominium is 201 Heber Avenue, unit number _____.
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- See sheet 12 of 12 for table of total unit square footage.
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- All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.



BASEMENT LEVEL FLOOR PLAN

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE
A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 2 OF 12

JOB NO: 01408 FILE: UNIONSQ-S2

RECORDED
ENTRY NO. 00879382
08/03/2009 02:09:35 PM B: 1996 P: 0251
FEE: 307.00 BY EQUITY TITLE INSURANCE AGENCY INC
FEE RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

F.P. - REPRESENTS FIREPLACE.

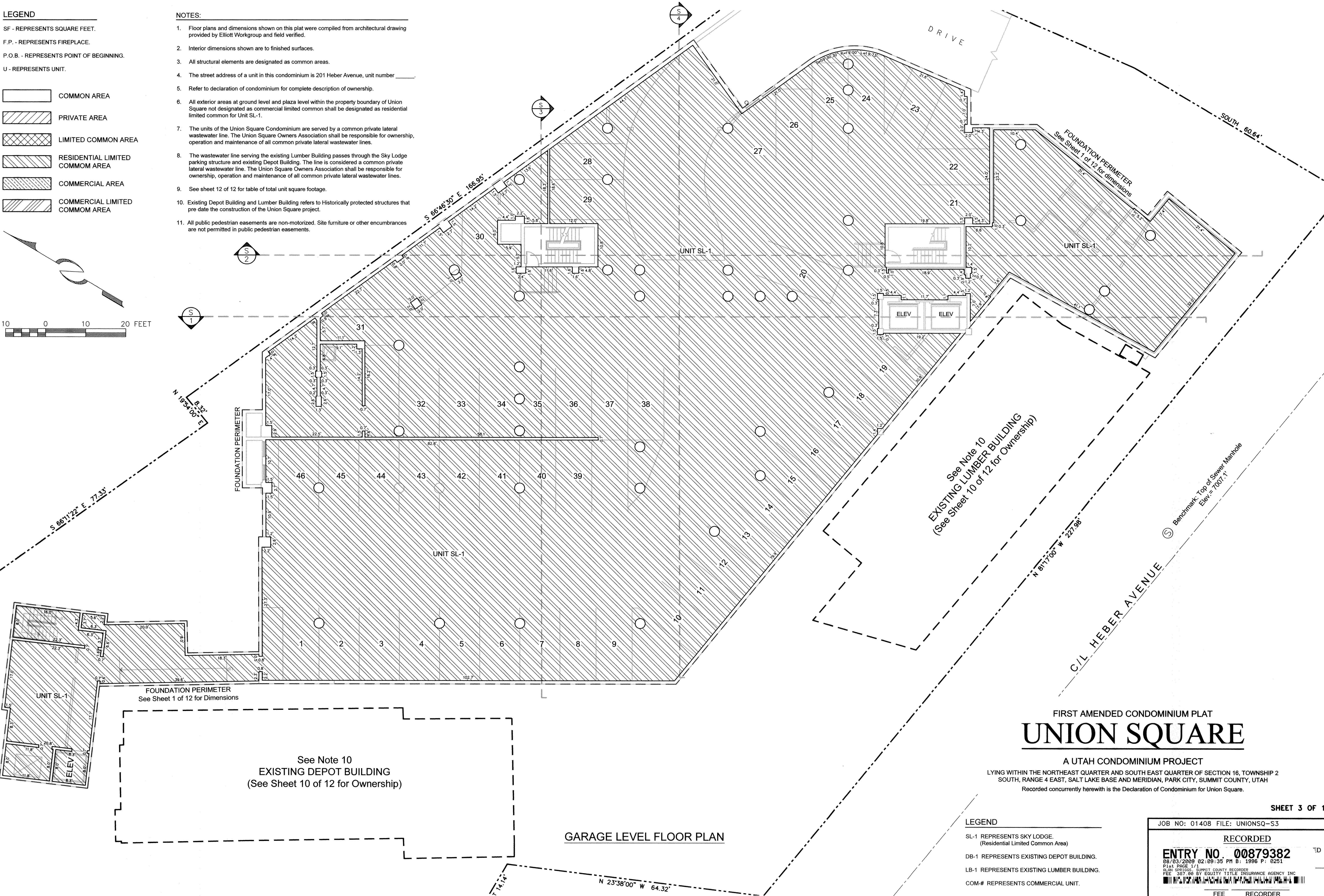
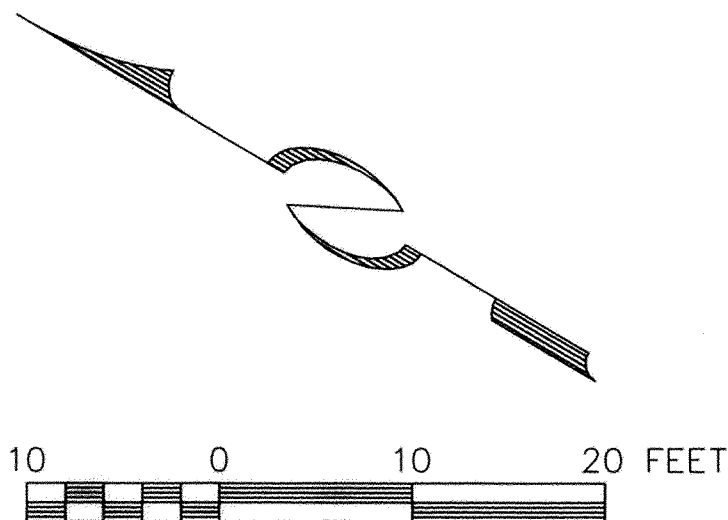
P.O.B. - REPRESENTS POINT OF BEGINNING.

U - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
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FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
- COM-# REPRESENTS COMMERCIAL UNIT.

SHEET 3 OF 12

JOB NO: 01408 FILE: UNIONSQ-S3

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B: 1996 P: 0251

PLAT PAGE 1/1

FILED 08/03/2009 SUMMIT COUNTY RECORDER

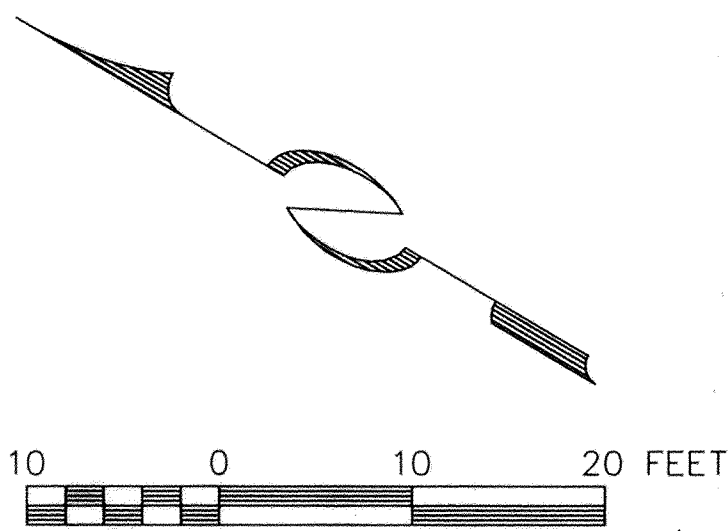
FEE: \$07.00 BY EQUITY TITLE INSURANCE AGENCY INC

RECORDER

LEGEND

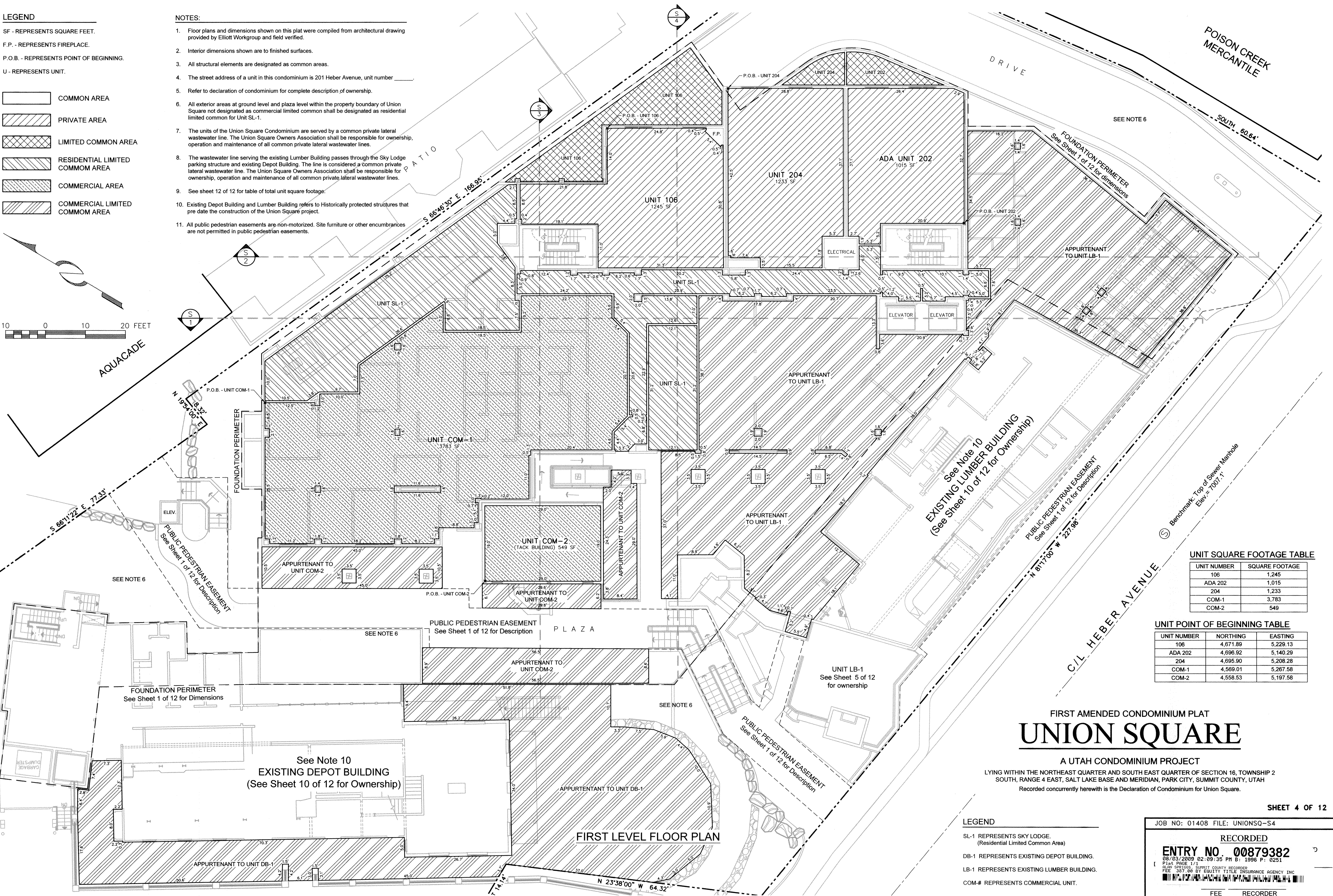
SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

COMMON AREA
PRIVATE AREA
LIMITED COMMON AREA
RESIDENTIAL LIMITED COMMON AREA
COMMERCIAL AREA
COMMERCIAL LIMITED COMMON AREA



NOTES:

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UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
106	1,245
ADA 202	1,015
204	1,233
COM-1	3,783
COM-2	549

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
106	4,671.89	5,229.13
ADA 202	4,696.92	5,140.29
204	4,695.90	5,208.28
COM-1	4,569.01	5,267.58
COM-2	4,558.53	5,197.58

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

LEGEND

SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
DB-1 REPRESENTS EXISTING DEPOT BUILDING.
LB-1 REPRESENTS EXISTING LUMBER BUILDING.
COM-# REPRESENTS COMMERCIAL UNIT.

SHEET 4 OF 12

JOB NO: 01408 FILE: UNIONSQ-S4

RECORDED
ENTRY NO. 00879382
08/03/2009 02:09:35 PM B: 1996 P: 0251
PLAN PRICE 1/1
PLAN SPRINGS SUMMIT COUNTY RECORDER
FEE \$37.00 BY EQUITY TITLE INSURANCE AGENCY, INC.
FEE RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

F.P. - REPRESENTS FIREPLACE.

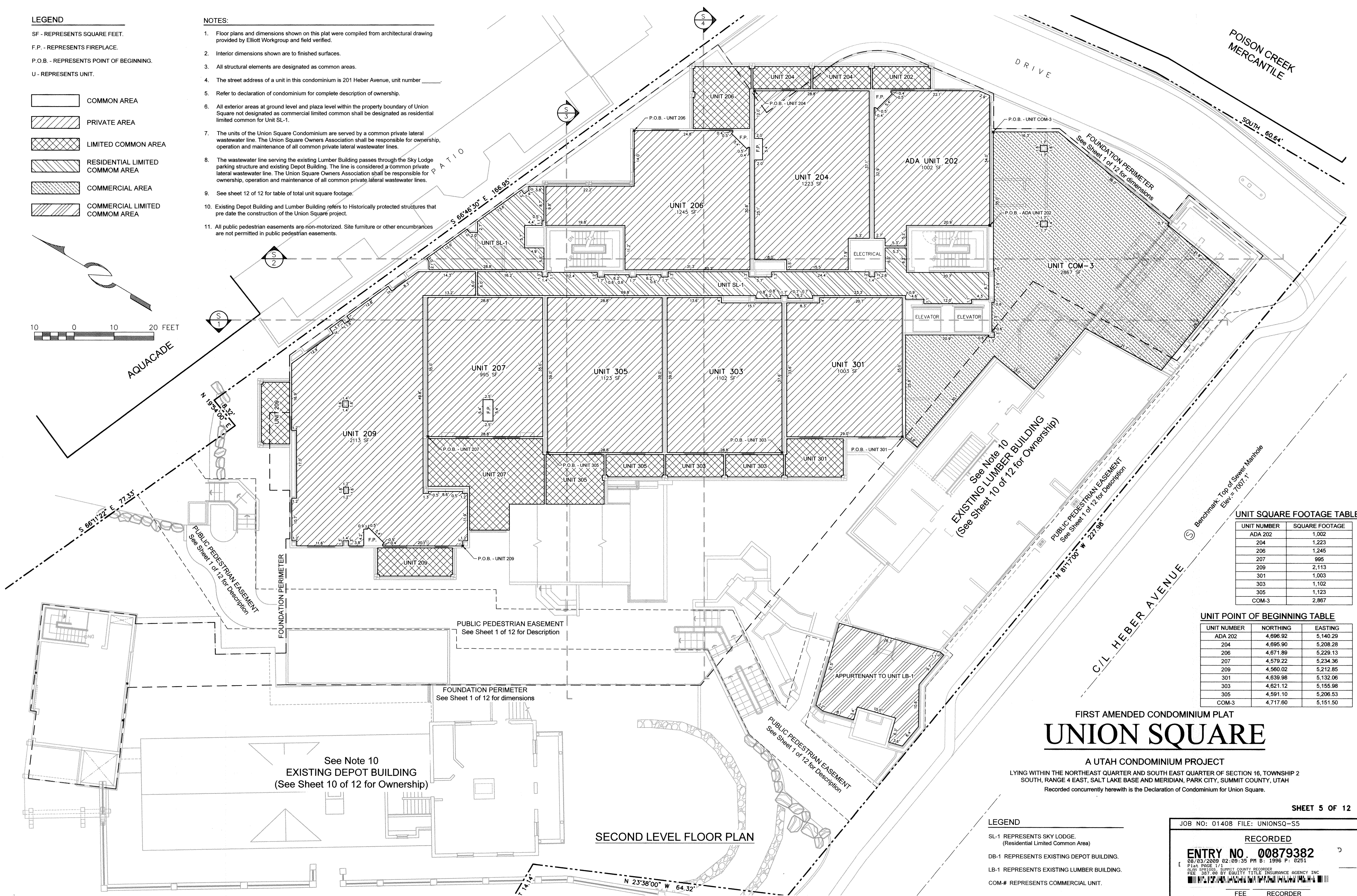
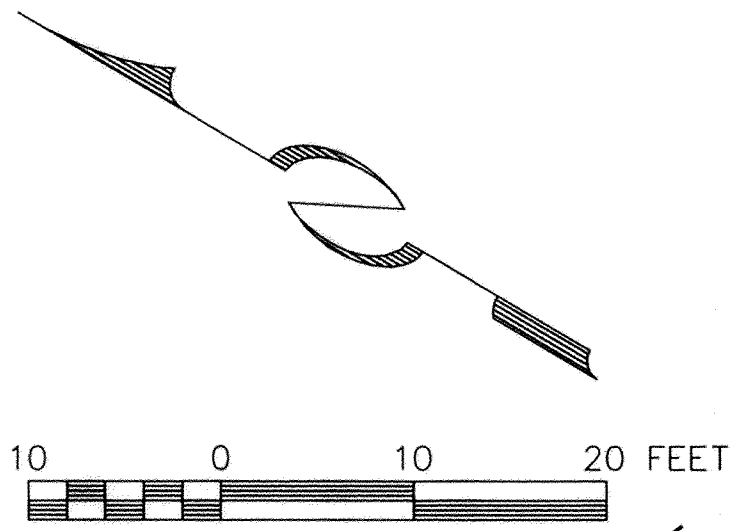
P.O.B. - REPRESENTS POINT OF BEGINNING.

U - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMOM AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMOM AREA

NOTES:

1. Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as common areas.
4. The street address of a unit in this condominium is 201 Heber Avenue, unit number _____.
5. Refer to declaration of condominium for complete description of ownership.
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8. The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
9. See sheet 12 of 12 for table of total unit square footage.
10. Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
11. All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.



UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
ADA 202	1,002
204	1,223
206	1,245
207	995
209	2,113
301	1,003
303	1,102
305	1,123
COM-3	2,867

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
ADA 202	4,696.92	5,140.29
204	4,695.90	5,208.28
206	4,671.89	5,229.13
207	4,579.22	5,234.36
209	4,560.02	5,212.85
301	4,639.98	5,132.06
303	4,621.12	5,155.98
305	4,591.10	5,206.53
COM-3	4,717.60	5,151.50

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
- COM-# REPRESENTS COMMERCIAL UNIT.

SHEET 5 OF 12

JOB NO: 01408 FILE: UNIONSQ-S5

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B: 1996 P: 0251
PLAT PAGE 1/1
ALERT 6961005 SUMMIT COUNTY RECORDER
FEE \$397.90 BY EQUITY TITLE INSURANCE AGENCY INC

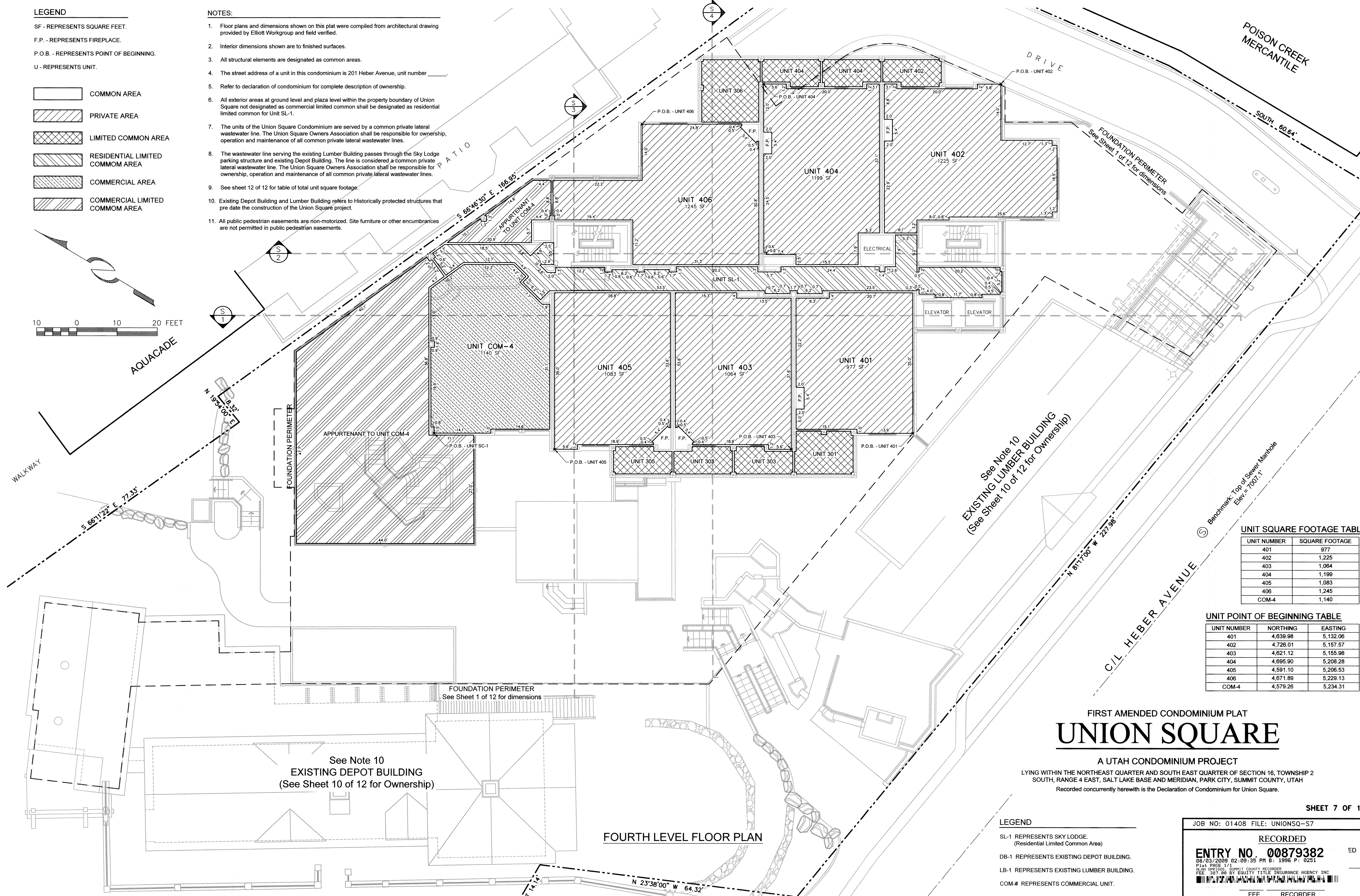
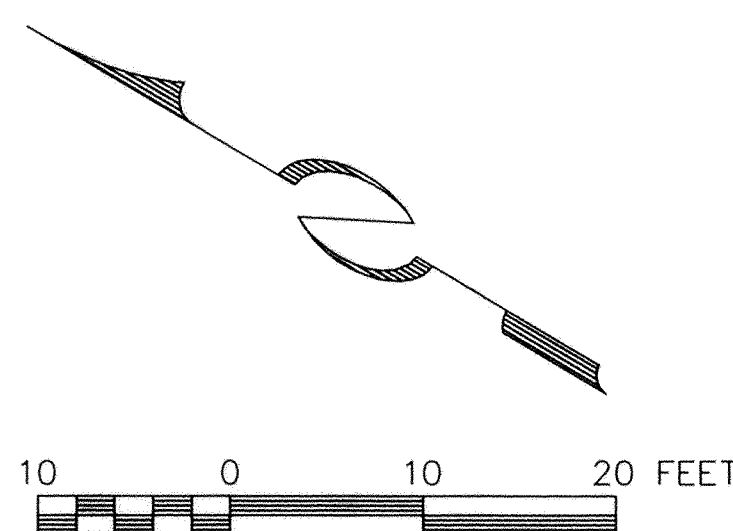
FEE RECORDER

SECOND LEVEL FLOOR PLAN

SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING
U - REPRESENTS UNIT.

- | | |
|---|------------------------------------|
|  | COMMON AREA |
|  | PRIVATE AREA |
|  | LIMITED COMMON AREA |
|  | RESIDENTIAL LIMITED
COMMON AREA |
|  | COMMERCIAL AREA |
|  | COMMERCIAL LIMITED
COMMON AREA |

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UNIT NUMBER	SQUARE FOOTAGE
401	977
402	1,225
403	1,064
404	1,199
405	1,083
406	1,245
COM-4	1,140

UNIT NUMBER	NORTHING	EASTING
401	4,639.98	5,132.06
402	4,726.01	5,157.57
403	4,621.12	5,155.96
404	4,695.90	5,208.28
405	4,591.10	5,206.53
406	4,671.89	5,229.13
COM-4	4,579.26	5,234.31

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 7 OF 12

JOB NO: 01408 FILE: UNIONSQ-S7

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B:
Plat PAGE 1/1
ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 387.00 BY EQUITY TITLE IN
 001 192 146 1-2-11 001 192 146

FEE	RECORDED
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Page 294 of 299

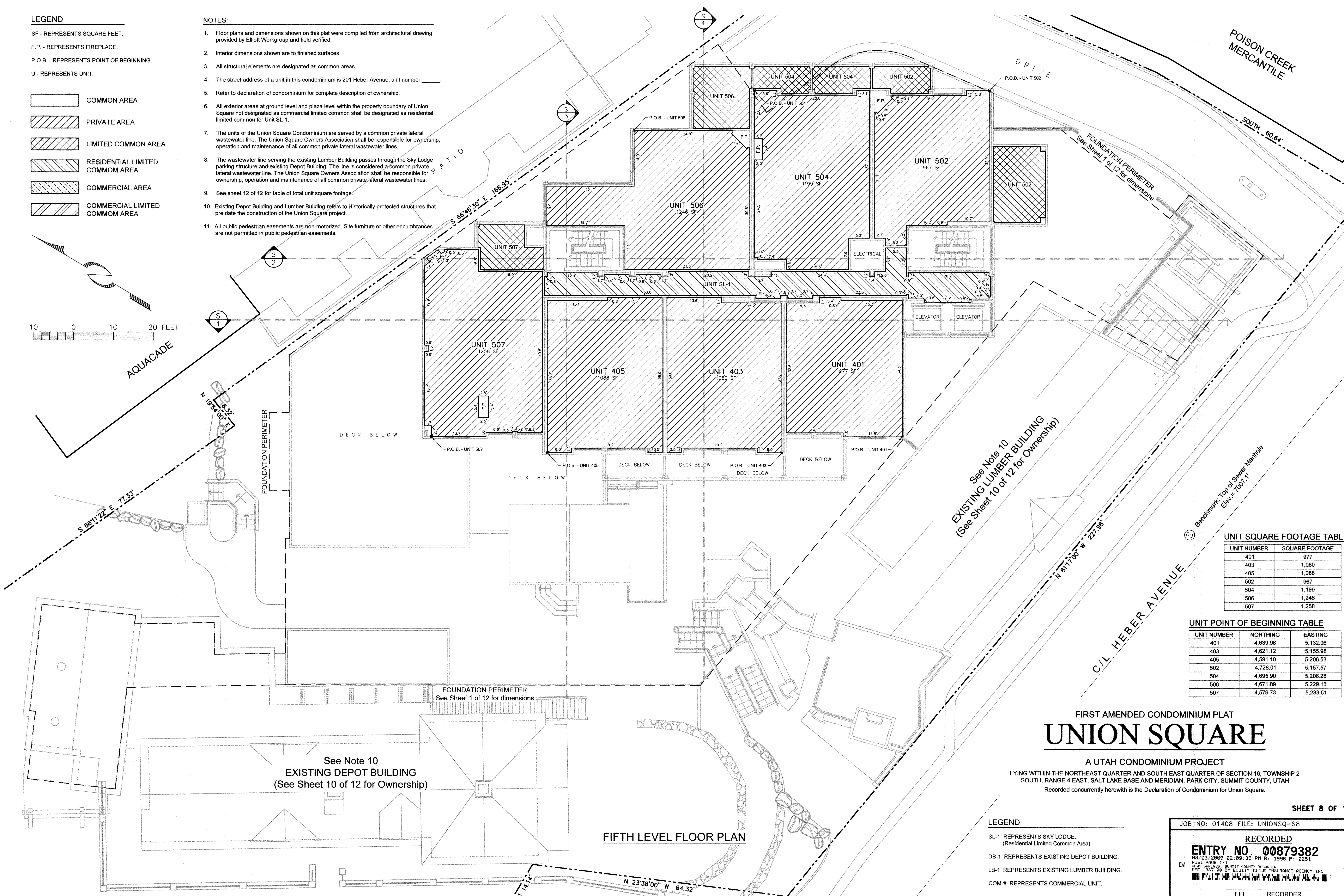
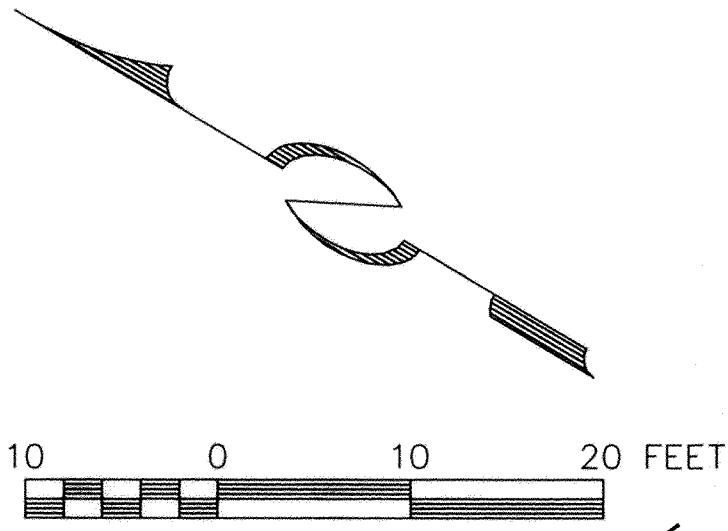
LEGEND

SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

- COMMON AREA
PRIVATE AREA
LIMITED COMMON AREA
RESIDENTIAL LIMITED COMMON AREA
COMMERCIAL AREA
COMMERCIAL LIMITED COMMON AREA

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UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
401	977
403	1,080
405	1,088
502	967
504	1,199
506	1,246
507	1,258

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
401	4,639.98	5,132.06
403	4,621.12	5,155.98
405	4,591.10	5,206.53
502	4,726.01	5,157.57
504	4,695.90	5,208.28
506	4,671.89	5,229.13
507	4,579.73	5,233.51

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
DB-1 REPRESENTS EXISTING DEPOT BUILDING.
LB-1 REPRESENTS EXISTING LUMBER BUILDING.
COM.# REPRESENTS COMMERCIAL UNIT.

SHEET 8 OF 12

JOB NO: 01408 FILE: UNIONSQ-S8

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B: 1996 P: 0251

PLAT PAGE 1/1

BY: SUMMIT COUNTY RECORDS

FEE: \$87.00 BY: EQUITY TITLE INSURANCE AGENCY, INC.

FEE RECORDER

FIFTH LEVEL FLOOR PLAN

See Note 10
EXISTING DEPOT BUILDING
(See Sheet 10 of 12 for Ownership)

See Note 10
EXISTING LUMBER BUILDING
(See Sheet 10 of 12 for Ownership)

LEGEND

SF - REPRESENTS SQUARE FEET.

F.P. - REPRESENTS FIREPLACE.

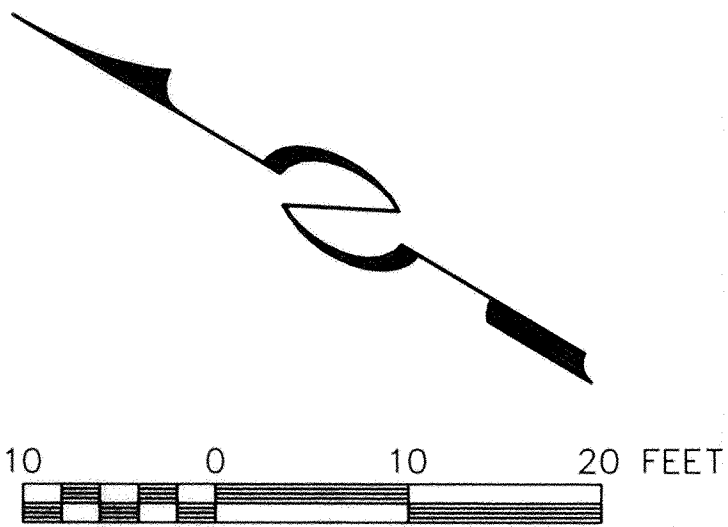
P.O.B. - REPRESENTS POINT OF BEGINNING.

U - REPRESENTS UNIT.

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- PRIVATE AREA
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AQUACADE

N 19°3'00" E 8.32'

S 66°11'22" E 71.33'

FOUNDATION PERIMETER
See Sheet 1 of 12 for dimensions

DECK BELOW

DECK BELOW

DECK BELOW

DECK BELOW

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DECK BELOW

DECK BELOW

S 66°46'30" E 166.93'

S 66°46'30" E 166.93'

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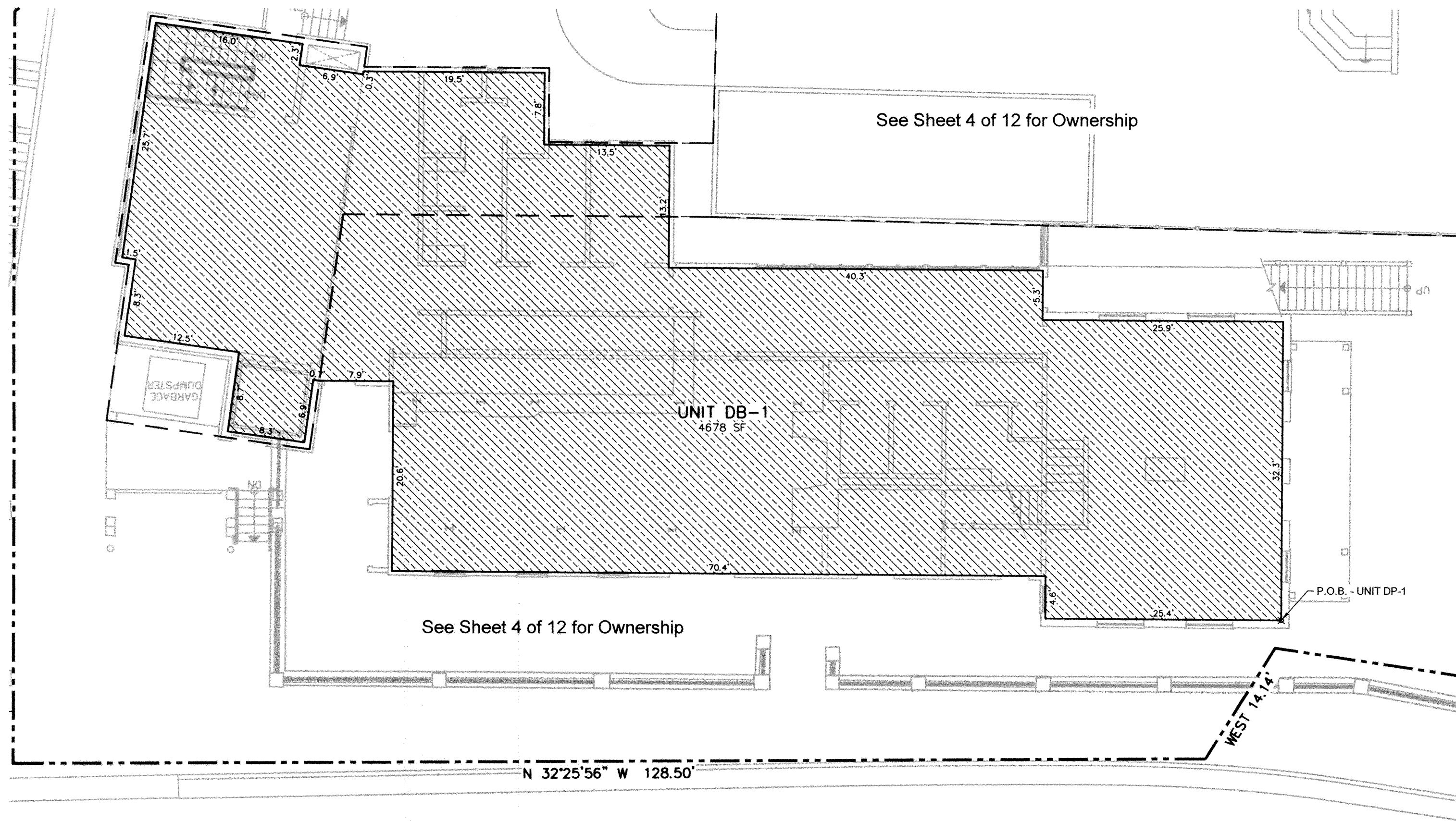
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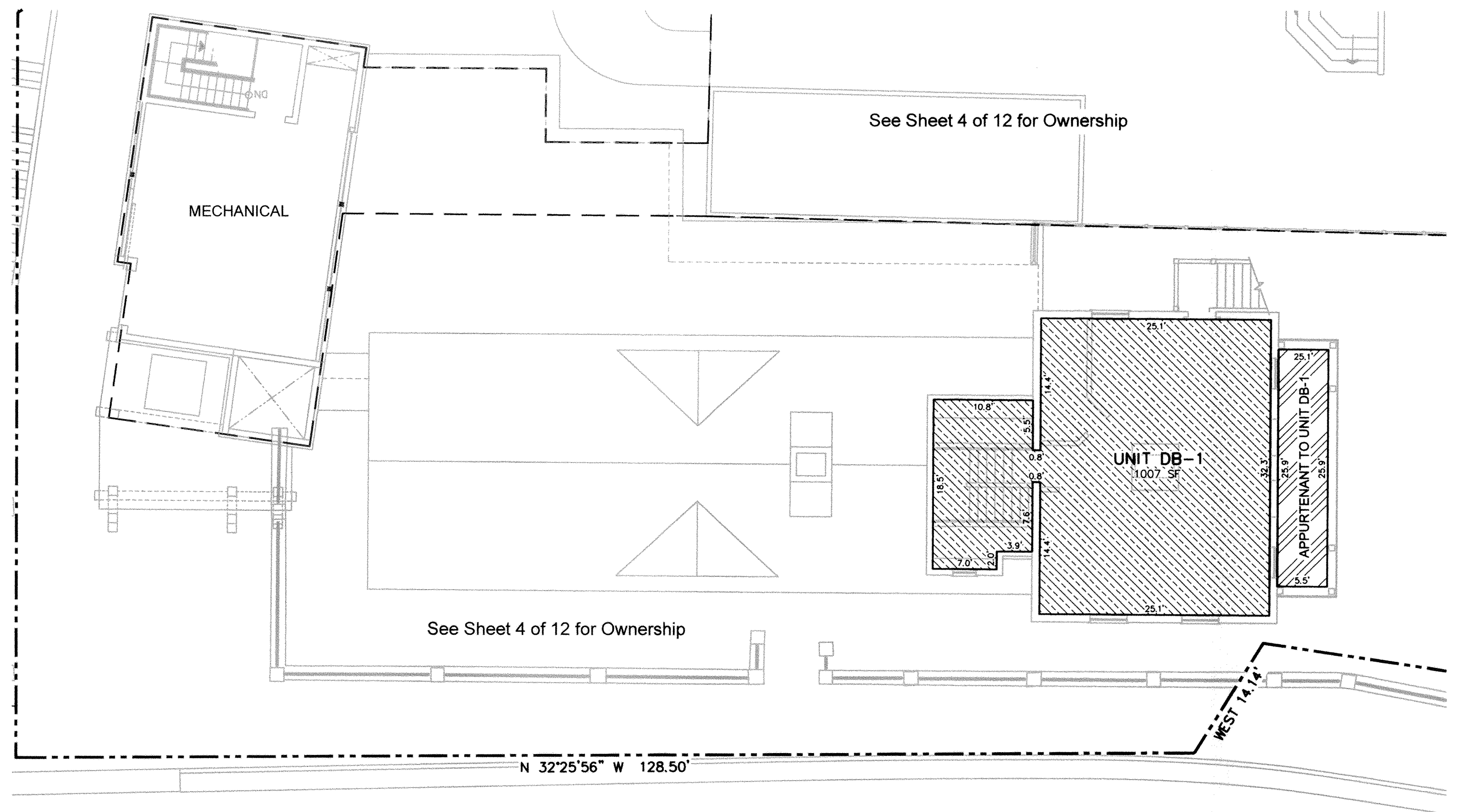
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DEPOT BUILDING GROUND LEVEL FLOOR PLAN

LEGEND

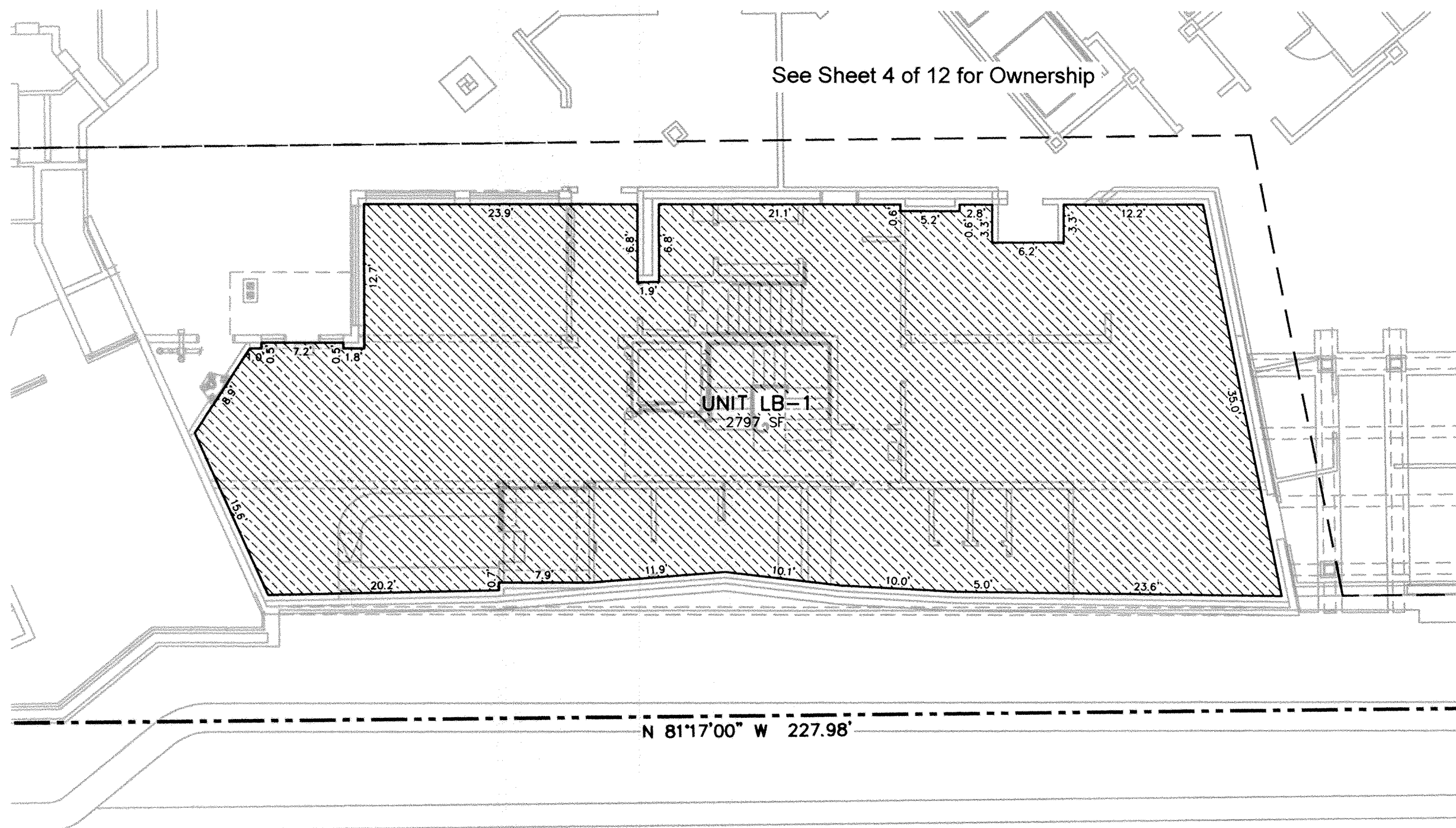
- SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.



DEPOT BUILDING UPPER LEVEL FLOOR PLAN

LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
DB-1 REPRESENTS EXISTING DEPOT BUILDING.
LB-1 REPRESENTS EXISTING LUMBER BUILDING.
COM-# REPRESENTS COMMERCIAL UNIT.



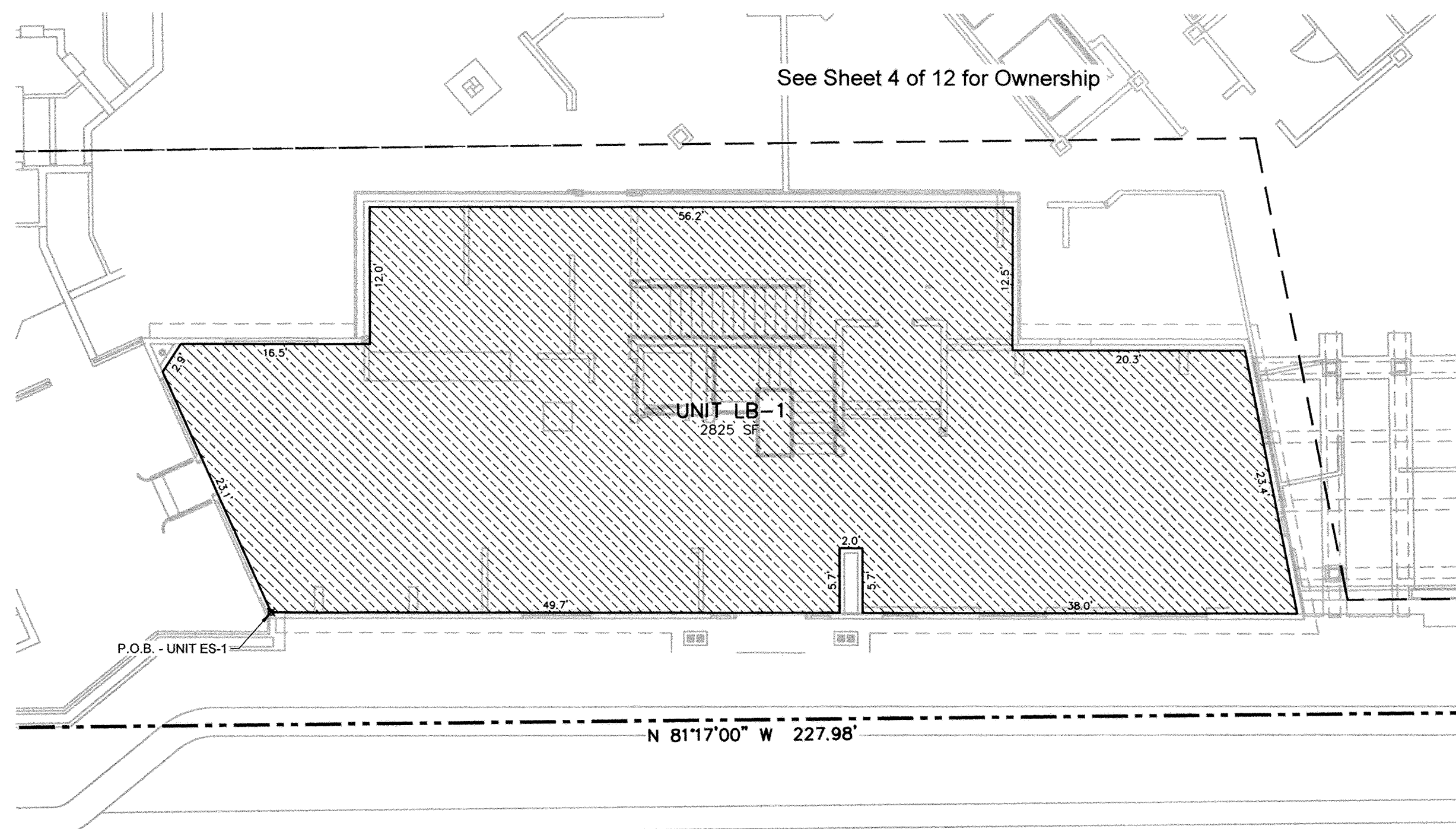
LUMBER BUILDING GROUND LEVEL FLOOR PLAN

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	GROUND LEVEL	UPPER LEVEL	TOTAL
DB-1	4,678	1,007	5,685
LB-1	2,797	2,825	5,622

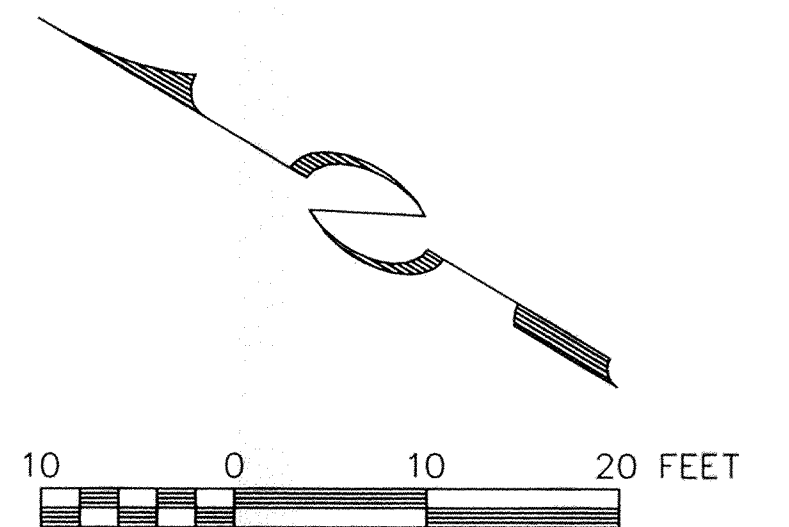
UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
DB-1	4,503.07	5,157.93
LB-1	4,598.69	5,096.79



LUMBER BUILDING UPPER LEVEL FLOOR PLAN

- COMMON AREA
PRIVATE AREA
LIMITED COMMON AREA
RESIDENTIAL LIMITED COMMON AREA
COMMERCIAL AREA
COMMERCIAL LIMITED COMMON AREA

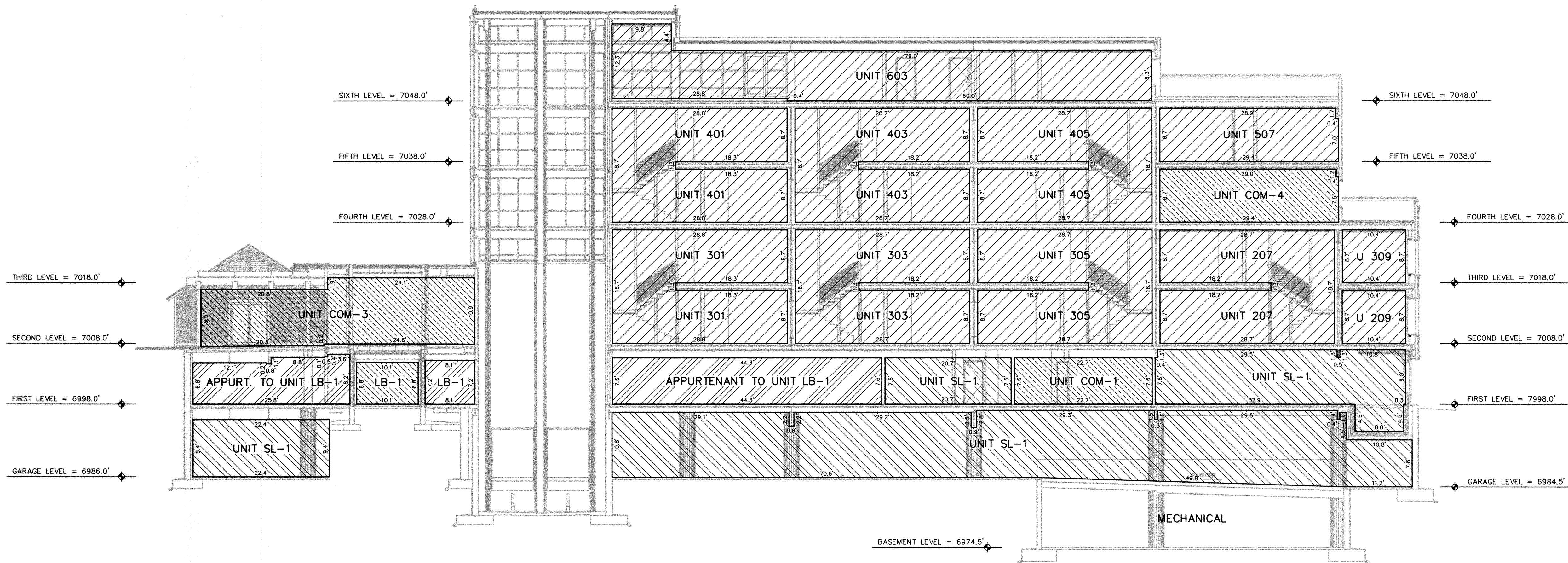


FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

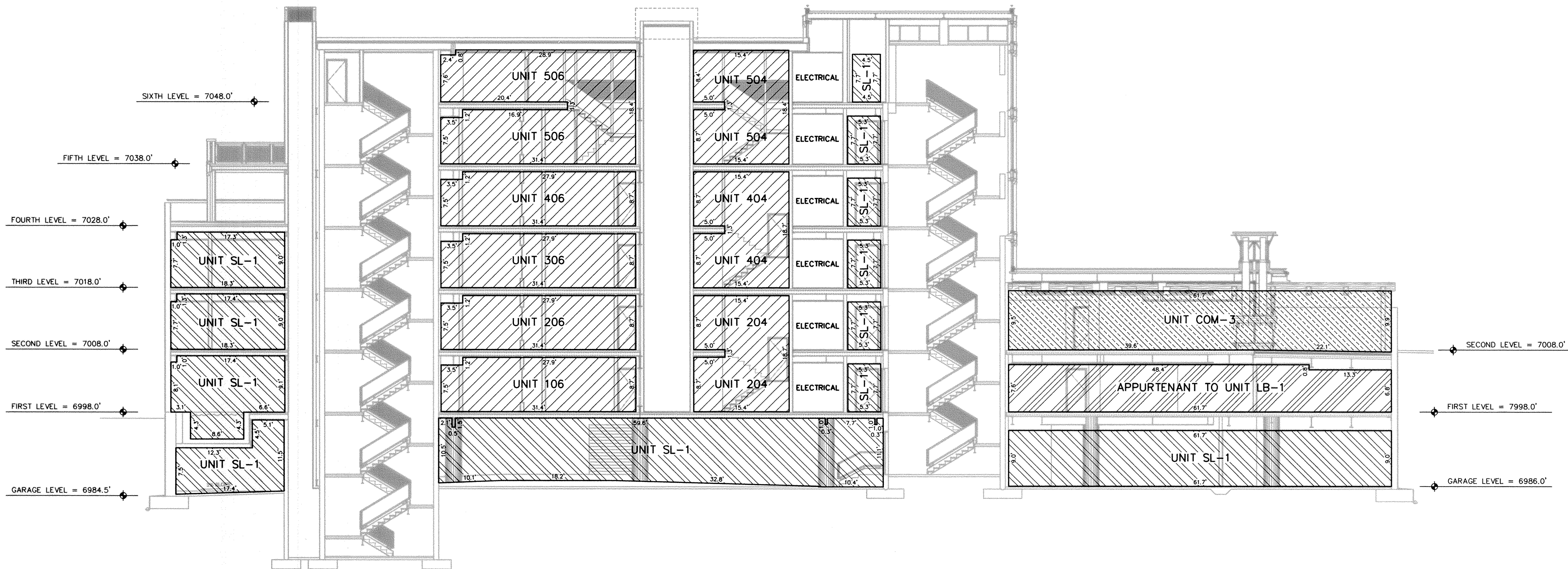
A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 10 OF 12

JOB NO: 01408 FILE: UNIONSQ-S10
RECORDED
ENTRY NO. 00879382
08/03/2009 02:09:35 PM B: 1996 P: 0251
PLAN PRICE 1/1
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE: 397.00 BY EQUITY TITLE INSURANCE AGENCY, INC.
FEE RECORDER



SECTION S-1

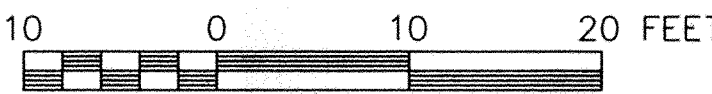


SECTION S-2

- LEGEND**
- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
- COM-# REPRESENTS COMMERCIAL UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMON AREA

- LEGEND**
- SF - REPRESENTS SQUARE FEET.
- F.P. - REPRESENTS FIREPLACE.
- P.O.B. - REPRESENTS POINT OF BEGINNING.
- U - REPRESENTS UNIT.



- NOTES:**
- Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
 - Interior dimensions shown are to finished surfaces.
 - All structural elements are designated as common areas.
 - The street address of a unit in this condominium is 201 Heber Avenue, unit number _____.
 - Refer to declaration of condominium for complete description of ownership.
 - All exterior areas at ground level and plaza level within the property boundary of Union Square not designated as commercial limited common shall be designated as residential limited common for Unit SL-1.
 - The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
 - The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
 - See sheet 12 of 12 for table of total unit square footage.
 - Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
 - All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.

FIRST AMENDED CONDOMINIUM PLAT

UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 11 OF 12

JOB NO: 01408 FILE: UNIONSQ-S11

RECORDED

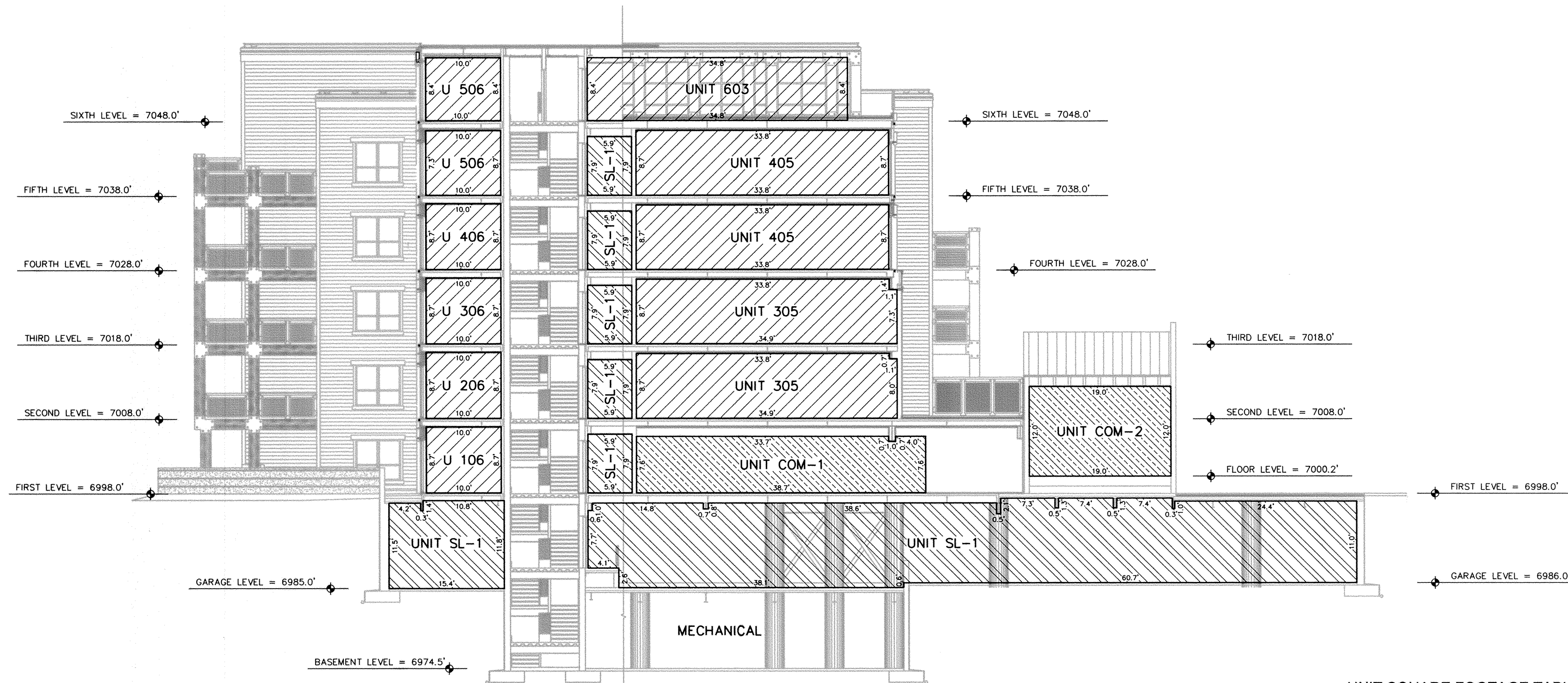
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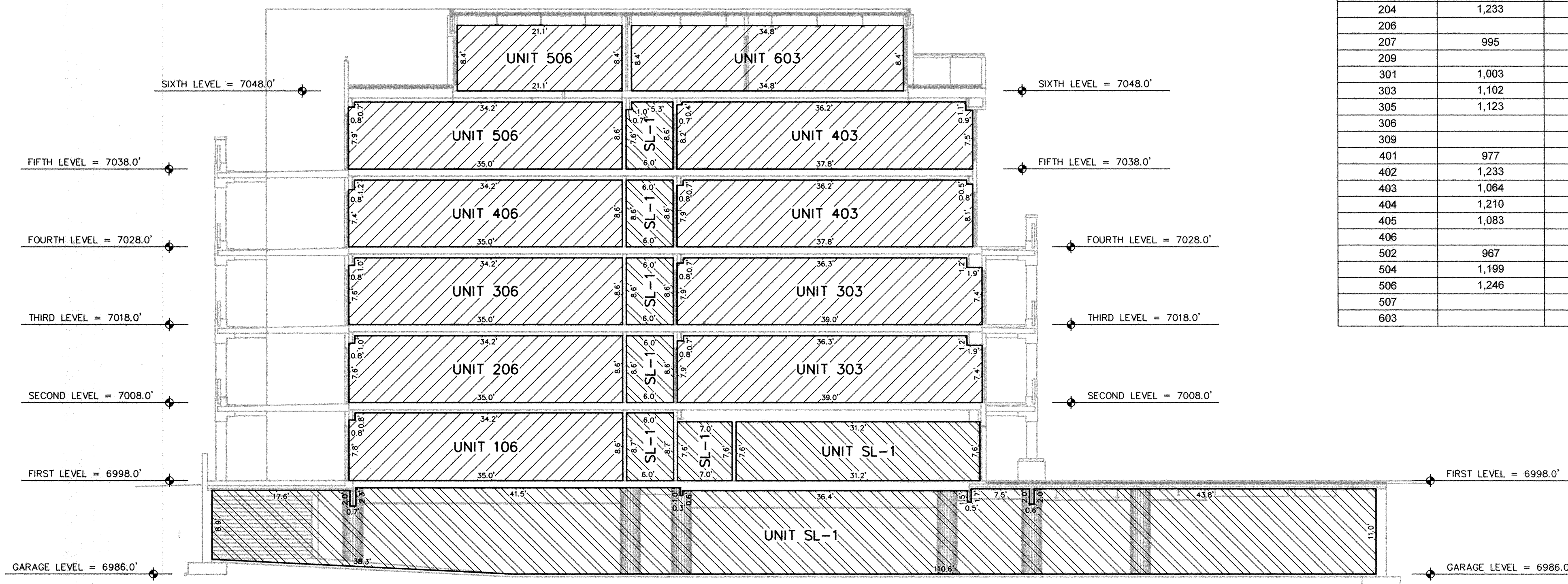
PLAT PAGE 1/1

FILED BY EQUITY TITLE INSURANCE AGENCY INC

FEE RECORDER



SECTION S-3



SECTION S-4

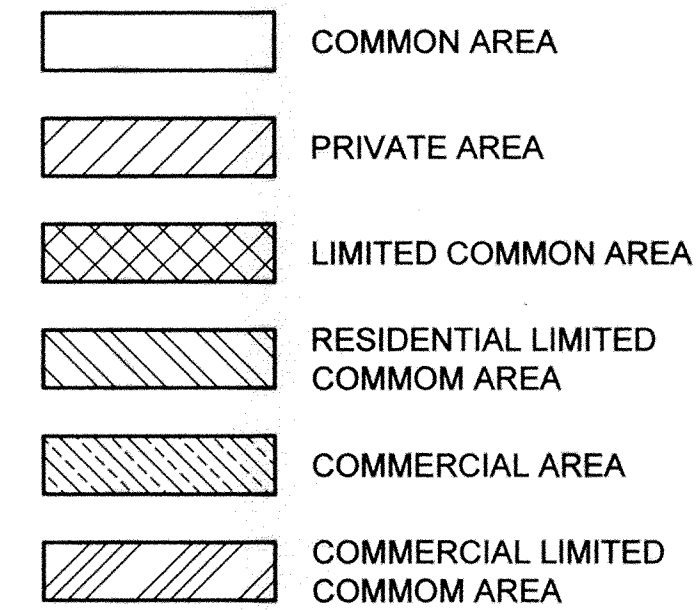
LEGEND

SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)

DB-1 REPRESENTS EXISTING DEPOT BUILDING.

LB-1 REPRESENTS EXISTING LUMBER BUILDING.

COM-# REPRESENTS COMMERCIAL UNIT.



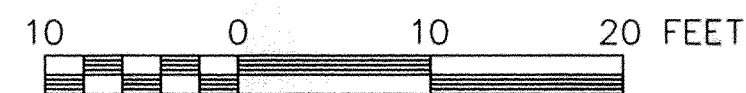
LEGEND

SF - REPRESENTS SQUARE FEET.

F.P. - REPRESENTS FIREPLACE.

P.O.B. - REPRESENTS POINT OF BEGINNING.

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FIRST AMENDED CONDOMINIUM PLAT UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 12 OF 12

JOB NO: 01408 FILE: UNIONSQ-S12

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B. 1998 P. 0251

PLAT PAGE 1/1

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387.00 BY EQUITY TITLE INSURANCE AGENCY INC

FEE RECORDER